

Section 99. Chapter 23.84 of the Seattle Municipal Code, which chapter was last amended by Ordinance 122054, is amended to add a new Section 23.84.001 as follows:

23.84.001 Applicability and interpretation

A. The definitions in this chapter provide the meanings of terms for chapter 23.60, to the extent so provided by chapter 23.60.

B. Except as provided in subsection A of this Section, the definitions in this chapter apply only for the purpose of interpreting the Land Use Code as in effect prior to the effective date of the ordinance enacting chapter 23.84A.

C. Unless the context of a provision of this title clearly requires otherwise:

1. Words defined in the singular number include the plural and words defined in the plural number include the singular; and

2. Definitions apply to variants formed by changes in format, word order, and spelling or omissions of alternatives from terms. For example, the definition of “curb-cut,” applies to “curbcut,” and “curb cut,” and the definition of “Parking, principal use, surface area or garage” applies to “principal use surface parking area.”

Section 100. A new Chapter 23.84A of the Seattle Municipal Code is adopted to read as follows:

23.84A.001 Applicability and interpretation

A. The definitions in this chapter provide the meanings of terms used in this title, except as otherwise provided by this title or as the context may otherwise clearly require.

B. Unless the context of a provision of this title clearly requires otherwise:

1. Words defined in the singular number include the plural and words defined in the plural number include the singular; and

2. Definitions apply to variants formed by changes in format, word order, spelling, insertion of additional words, or omission of alternatives from terms. For example, the definition of "curbcut" applies to "curb-cut," and "curb cut," and the definition of "Facade, street-level" includes "street-level street-facing façade."

23.84A.002 "A."

"Abut" means to border upon.

"Access bridge" means a structure that is designed and necessary for pedestrian access from an alley, street or easement to a principal structure or accessory structure.

"Accessory dwelling unit." See "Residential use."

"Accessory parking." See "Parking, accessory."

"Accessory structure" means a structure that is incidental to the principal structure.

"Accessory use." See "Use, accessory."

"Addition to existing public school structures" means any extension of an existing public school structure or rebuilding of an existing public school structure any portion of which remains intact. Building of an entirely new public school structure when part of an existing public school complex is considered an addition to an existing public school structure when the proposed new structure is on an existing public school site.

"Adjacent" means near but not necessarily touching.

"Administrative conditional use." See "Use, conditional."

"Administrative office." See "Office."

"Adult care center." See "Institution."

"Adult family home." See "Residential use."

"Adult motion picture theater." See "Entertainment use."

"Adult panoram." See "Entertainment use."

"Advertising sign." See "Billboard."

"Affordable housing." See "Housing, affordable."

"Agricultural use" means a business establishment in which crops are raised or animals are reared or kept, but not including animal shelters and kennels. Agricultural uses include animal husbandry uses such as poultry farms and rabbitries, aquaculture uses such as fish farms and shellfish beds, and horticulture uses such as nurseries and orchards.

1. "Animal husbandry" means an agricultural use in which animals are reared or kept in order to sell the products they produce, such as meat, fur or eggs.

2. "Aquaculture" means an agricultural use in which food fish, shellfish or other marine foods, aquatic plants, or animals are cultured or grown in fresh or salt waters.

3. "Horticulture" means an agricultural use in which plants are raised outdoors or in greenhouses for sale either as food or for use in landscaping. Examples include but are not limited to nurseries, flower raising, orchards, vineyards, and truck farms.

"Airport." See "Air transportation facilities" under "Transportation facility."

"Aisle" means a passageway for vehicles within a parking garage or surface parking area, other than a driveway.

"Alley" means a public right-of-way not designed for general travel and primarily used or intended as a means of vehicular and pedestrian access to the rear of abutting properties. An alley may or may not be named.

"Alley, existing" means any alley that is not a new alley.

"Alley, new" means an alley proposed to be created through the subdivision or short subdivision process.

1 "Animal health services." See "Medical services."

2 "Animal husbandry." See "Agricultural use."

3 "Animal shelters and kennels" means a use in which four (4) or more small animals are
4 boarded, impounded, cared for, or bred for sale as pets, and which may include on-site outdoor
5 exercise space, and disposing of lost, stray, unwanted, dead or injured animals.
6

7 "Apartment" means a multi-family structure in which one (1) or more of the dwelling
8 units is not ground-related.

9 "Appeal, open record." See "Hearing, open record."

10 "Application, fully complete, for preliminary plat approval of a subdivision" means an
11 application meeting the requirements of Section 23.22.020.
12

13 "Application, fully complete, for short plat approval" means an application meeting the
14 requirements of Sections 23.24.020 and 23.24.030.

15 "Aquaculture." See "Agricultural use."

16 "Arbor" means a landscape structure consisting of an open frame with horizontal and/or
17 vertical latticework often used as a support for climbing plants. An arbor may be freestanding or
18 attached to another structure.
19

20 "Areaway" means a space or court, either covered or uncovered, that affords room, access
21 or light to a structure.

22 "Arterial." See "Street, arterial."

23 "Artist's studio/dwelling." See "Residential use."

24 "Assisted living facility." See "Residential use."

25 "Atrium, public." See "Public atrium."

26 "Atrium, shopping." See "Shopping atrium."
27
28

"Automobile wrecking yard." See "Solid waste management, Salvage yard," under "Utility."

"Automotive parts and accessory sales." See "Retail sales and services, automotive" under "Sales and services, automotive."

"Automotive repair, major." See "Sales and services, automotive."

"Automotive retail sales and service." See "Sales and services, automotive."

"Automotive sales and service." See "Sales and services, automotive."

"Avenue," when used with reference to a downtown zone, means one of the following public rights-of-way: Elliott, Western, First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Terry, Boren, Minor and Yale Avenues and Occidental and Maynard Avenue South.

"Average daily outpatients" means a number equal to the annual number of outpatients divided by the number of days the hospital receiving them is open.

"Awning, fixed" means a protective covering of fixed, non-collapsible, rigid construction, attached to a structure, the upper surface of which has a pitch of at least thirty (30) degrees from the horizontal.

23.84A.004 "B."

"Balcony" means "Deck" or "Ledge."

"Bay window" means a window feature comprising three (3) or more wall planes that projects beyond a structure face.

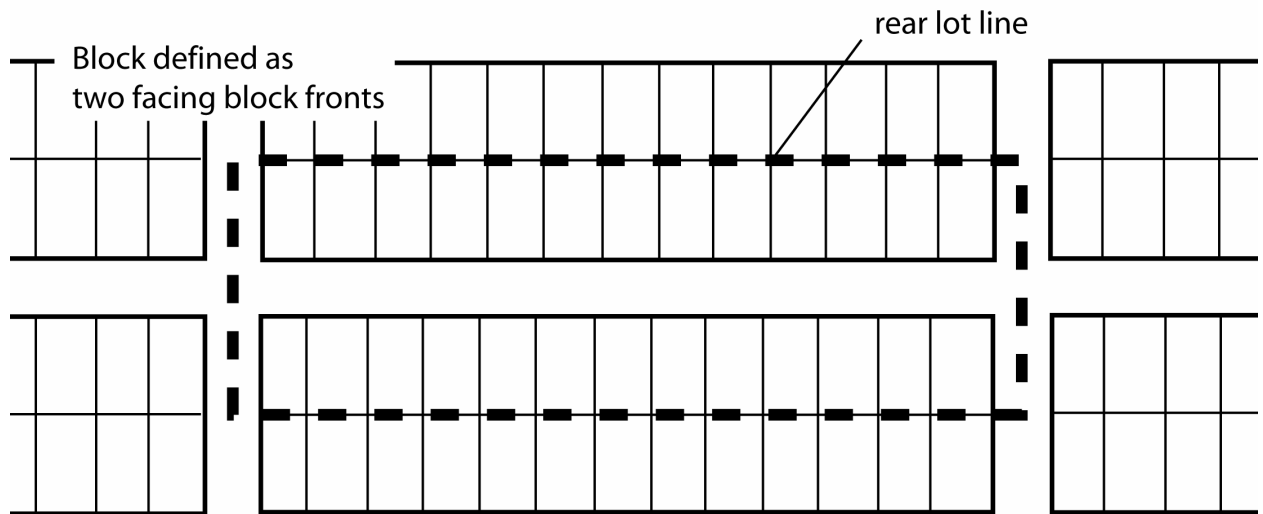
"Bed and breakfast." See "Lodging use"

"Bedroom" means any habitable space primarily used for sleeping that meets applicable requirements of the Building Code (SMC 22.100).

"Billboard." See "Sign, advertising."

"Block." In areas outside downtown zones, a block consists of two (2) facing block fronts bounded on two (2) sides by alleys or rear lot lines and on two (2) sides by the centerline of platted streets, with no other intersecting streets intervening, as depicted in Exhibit 23.84A.004 A1.

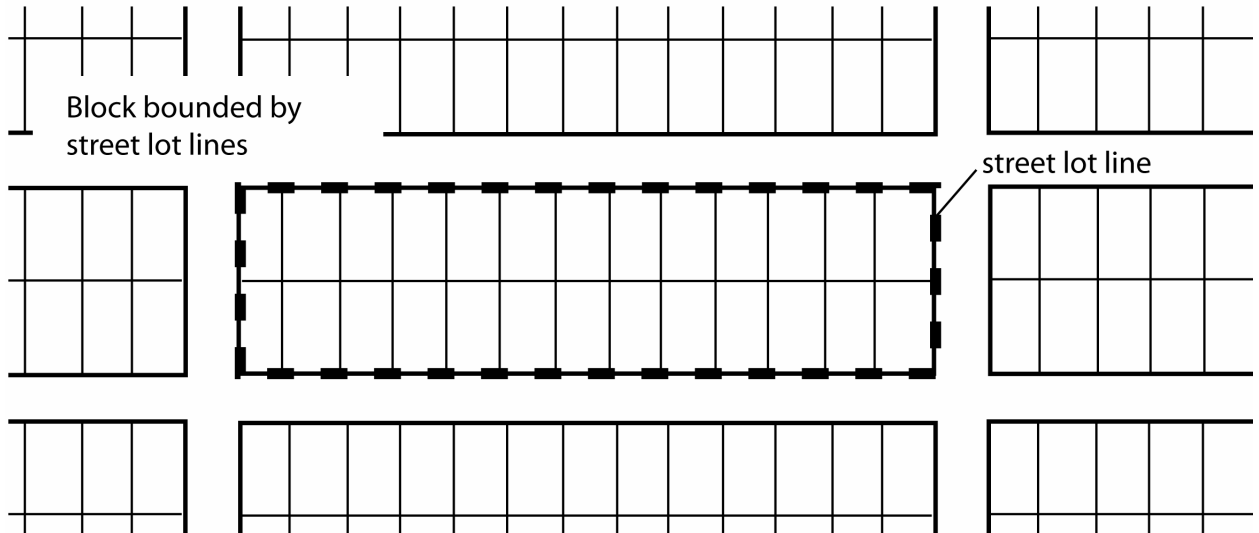
Exhibit 23.84A.004 A1 Block



In downtown zones, a block consists of the area bounded by street lot lines, Exhibit 23.84A.004 A2.

Exhibit 23.84A.004 A2

Downtown Block

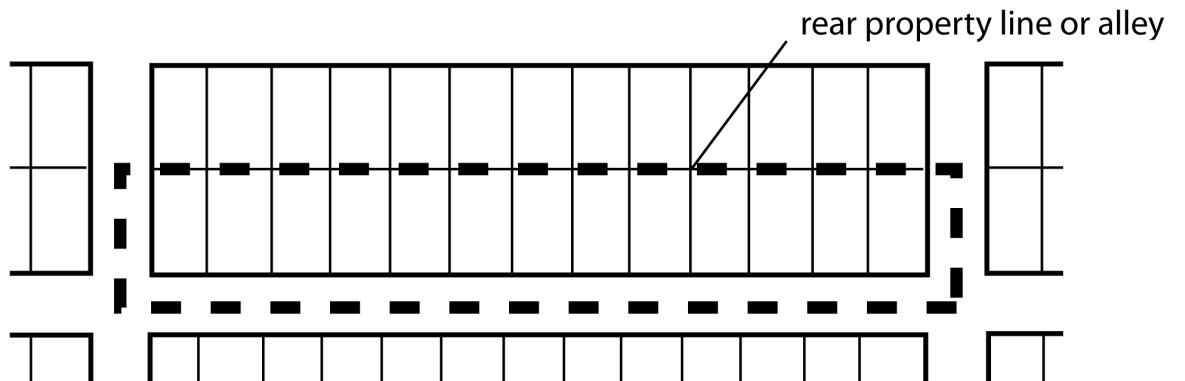


"Block face." See "Block front."

"Block front" means the land area along one (1) side of a street bound on three (3) sides by the centerline of platted streets and on the fourth side by an alley or rear lot lines (Exhibit 23.84A.004 B).

Exhibit 23.84A.004 B

Block Front



"Boat moorage." See "Parking and moorage" under "Transportation facility."

"Boat moorage, public" means a boat moorage that is owned, operated or franchised by a governmental agency for use by the general public.

"Bridge, access." See "Access bridge."

"Building." See "Structure."

"Bus base." See "Vehicle storage and maintenance" under "Transportation facility."

"Business district identification sign" means an off-premises sign that gives the name of a business district or industrial park and which may list the names of individual businesses within the district or park.

"Business establishment" means an economic or institutional unit organized for the purposes of conducting business and/or providing a service. In order to be considered a separate business establishment, a business shall be physically separated from other businesses. Businesses that share common facilities, such as reception areas, checkout stands, and similar features (except shared building lobbies and restrooms) are considered the same business establishment. A business establishment may be within one structure or many, and may be located on a single lot or on multiple adjacent lots. A business establishment may be a commercial, manufacturing, institutional, or any other type of nonresidential use or live-work unit.

"Business incubator." See "Retail sales and services, non-household."

"Business sign." See "Sign, business."

"Business support service." See "Retail sales and services, non-household" under "Sales and services, heavy."

1 “Butterfly roof” means a roof having planes that slope upward from the interior of a
2 structure toward its exterior walls.

3 **23.84A.006 "C."**

4 “C zone.” See “Zone, general commercial.”

5 "Candelabra mounting." See "Communication devices and utilities."

6 "Canopy" means a non-rigid, retractable or non-retractable, protective covering located at
7 the entrance to a structure.

8 "Car wash." See "Retail sales and services, automotive."

9 "Caretaker's quarters." See "Residential use."

10 "Cargo terminal." See "Transportation facility."

11 "Carpool" means a highway vehicle with a seating capacity of less than eight (8) persons,
12 including the driver, that is used primarily to convey a group of two (2) or more employees
13 between home and work.

14 "Carport" means a private garage that is open to the weather on at least forty (40) percent
15 of the total area of its sides. (See also "Garage.")

16 “Car-sharing program” means a membership based organization that offers use of motor
17 vehicles twenty-four (24) hours a day and seven (7) days a week to its members who reserve
18 vehicles in advance, and that charges members for the time and/or miles.

19 "Cemetery" means a place dedicated and used or intended to be used as a burial ground.

20 "Center City neighborhoods" mean the following urban villages: Uptown Queen Anne,
21 South Lake Union, Capitol Hill, Pike/Pine, First Hill and 12th Avenue, as designated in the City
22 of Seattle Comprehensive Plan.

"Chargeable floor area" means gross floor area of all structures on any lot in a downtown zone, except portions of structures or uses that are expressly exempt from floor area limits under the provisions of this title, and after reduction by any applicable adjustment for mechanical equipment. Chargeable floor area is computed using the exemptions and adjustments in effect at the time the computation is made. Chargeable floor area includes any floor area, not otherwise exempt, that is in a structure in a downtown zone where floor area limits do not apply or that is permitted to be occupied by reason of the Landmark status of the structure in which it is located.

"Child care center." See "Institution."

"Church." See "Religious facility" under "Institution."

"Cinema." See "Theaters and spectator sports facilities" under "Entertainment."

"City facility" means a facility owned and/or operated for public purposes by The City of Seattle.

"City transportation authority" means a city transportation authority within the meaning of RCW Chapter 35.95A.

"Clerestory" means an outside wall of a building that rises above an adjacent roof of that building and contains vertical windows.

"Club, private." See "Institution."

"Cluster development" means a development containing two (2) or more principal structures on one (1) lot, except that a cottage housing development is not considered a cluster development. In Highrise zones, two (2) or more towers on one (1) base structure will be considered a cluster development.

"College." See "Institution."

"Columbarium" means a structure or space in a structure containing niches for permanent inurnment of cremated remains.

"Commercial laundry." See "Commercial services, heavy" under "Sales and services, heavy."

"Commercial moorage." See "Boat moorage" under "Parking and moorage" under "Transportation facility."

"Commercial pickup and delivery" means the pickup and delivery of goods or merchandise by, or for, a business operated on the lot.

"Commercial use" means one of the following categories of uses:

Sales and services, general;

Sales and services, heavy;

Eating and drinking establishments;

Lodging uses;

Entertainment;

Sales and services, automotive;

Sales and services, marine;

Animal shelters and kennels;

Offices;

Medical services;

Research and development laboratories; and

Food processing and craft work.

Communication Devices and Utilities (and Related Terms).

1 1. "Antenna, dish" means a round parabolic device for the reception and/or
2 transmission of radiofrequency communication signals. A dish antenna may serve either
3 as a major or minor communication utility or may be an accessory communication
4 device. A dish antenna may be either

5 a) a satellite earth station antenna, which receives signals from and/or
6 transmits signals to satellites, or
7

8 b) a point-to-consecutive-point antenna, which receive signals from
9 terrestrial sources. Also called "Satellite dish antenna."
10

11 2. "Antenna, whip" means an omnidirectional antenna, cylindrical in shape, four
12 (4) inches or less in diameter and twelve (12) feet or less in length.

13 3. "Candelabra mounting" means a single spreader that supports more than two
14 (2) antennas.

15 4. "Communication device, accessory" means a device by which radiofrequency
16 communication signals are transmitted and/or received, such as but not limited to whip,
17 horn and dish antennas, and that is accessory to the principal use on the site.

18 5. "Communication device, receive-only" means a radio frequency device with
19 the ability to receive signals, but not to transmit them.

20 6. "Communication utility, major" means a use in which the means for
21 radiofrequency transfer of information are provided by facilities with significant impacts
22 beyond their immediate area. These utilities include, but are not limited to, FM and AM
23 radio and UHF and VHF television transmission towers. A major communication utility
24 use does not include communication equipment accessory to residential uses; nor does it
25 include the studios of broadcasting companies, such as radio or television stations, which
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1 shall be considered administrative offices even if there is point-to-point transmission to a
2 broadcast tower.

3 7. "Communication utility, minor" means a use in which the means for
4 radiofrequency transfer of information are provided but do not have significant impacts
5 beyond the immediate area. These utilities are smaller in size than major communication
6 utilities and include two (2) way, land-mobile, personal wireless services and cellular
7 communications facilities; cable TV facilities; point-to-point microwave antennas; FM
8 translators; and FM boosters with under ten (10) watts transmitting power. A minor
9 communication utility does not include wire, cables, or communication equipment
10 accessory to residential uses; nor does it include the studios of broadcasting companies,
11 such as radio or television stations, which shall be considered administrative offices even
12 if there is point-to-point transmission to a broadcast tower.
13

14 8. "Communication utility, physical expansion of major or minor" means any
15 increase in footprint and/or envelope of transmission towers. Physical expansion does not
16 include an increase in height of the tower resulting from repair, reconstruction,
17 replacement or modification to the antenna that would result in lower radio frequency
18 radiation exposure readings at ground level or in greater public safety, as long as the
19 height above mean sea level does not increase by more than ten (10) percent and in any
20 event does not exceed one thousand one hundred (1,100) feet above mean sea level.
21 Replacement of existing antennas or addition of new antennas is not considered physical
22 expansion, unless such replacement or addition increases the envelope of the transmission
23 tower by such means as utilizing a candelabra mounting. Replacement or expansion of an
24 equipment building is not considered physical expansion.
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9. "Reception window obstruction" means a physical barrier that would block the signal between an orbiting satellite and a land-based antenna.

10. "Telecommunication facility, shared-use" means a telecommunication facility used by two (2) or more television stations or five (5) or more FM stations.

11. "Telecommunication facility, single-occupant" means a telecommunication facility used only by one (1) television station or by one (1) television station and one (1) to four (4) FM stations.

12. "Transmission tower" means a tower or monopole on which communication devices are placed. Transmission towers may serve either as a major or minor communication facility.

13. "Wireless service, fixed" means the transmission of commercial non-broadcast communication signals via wireless technology to and/or from a fixed customer location. Fixed wireless service does not include AM radio, FM radio, amateur ("HAM") radio, Citizen's Band (CB) radio, and Digital Audio Radio Service (DARS) signals.

14. "Wireless service, personal" means a commercial use offering cellular mobile services, unlicensed wireless services and common carrier wireless exchange access services.

"Community clubs or centers." See "Institution."

"Conditional use." See "Use, conditional."

"Congregate residence." See "Residential use."

"Construction services." See "Commercial services, heavy" under "Sales and services, heavy."

1 "Control of access" means the condition where the right of owners or occupants of
2 abutting land or other persons to access, light, air or view in connection with a public street is
3 fully or partially controlled by public authority.

4 "Control of access, full" means the condition where the authority to control access is
5 exercised to give preference to through traffic by providing access connections with selected
6 public streets only and by prohibiting crossings at grade and direct driveway connections.

7 "Control of access, partial" means the condition where the authority to control access is
8 exercised to give preference to through traffic to a degree that, in addition to access connections
9 with selected public streets, there may be some crossings at grade and some direct connections.

10 "Corner lot." See "Lot, corner."

11 "Cottage housing development" means a development consisting of at least four (4)
12 cottages that are single-family dwelling units arranged on at least two (2) sides of a common
13 open space with a maximum of twelve (12) cottages per development.

14 "Council" means the City Council of The City of Seattle.

15 "Council conditional use." See "Conditional use."

16 "Craft work." See "Food processing and craft work."

17 "Cul-de-sac" means a street closed at one end by a widened pavement of sufficient size
18 for automotive vehicles to be turned around.

19 "Curb" means a physical curb constructed from cement concrete, asphalt concrete, or
20 granite.

21 "Curb cut" means a depression in the curb, for the purpose of accommodating a
22 driveway, that provides vehicular access between private property and the street or easement, or
23 where there is no curb, the intersection of the driveway and the curbline.

"Curbline" means the edge of a roadway, whether marked by a curb or not. When there is not a curb, the curbline shall be established by the Director of Seattle Department of Transportation.

"Custom and craft work." See "Food processing and craft work."

"Customer service office." See "Retail sales and services, general" under "Sales and services, general"

23.84A.008 "D."

"Deck" means a platform extending more than eighteen (18) inches from a structure, or an unattached platform. A deck may be cantilevered or connected to the ground by posts and may have steps or ramps to the ground and a door to the structure. (See also "Porch.")

"Dedication" means an appropriation or giving up of property to public use that precludes the owner or others claiming under the owner from asserting any right of ownership inconsistent with the use for which the property is dedicated.

"Department" means the Department of Planning and Development.

"Depth." See "Structure depth."

"Detached accessory dwelling unit." See "Residential use."

"Development regulations." See RCW 36.70A.030.

"Director" means the Director of the Department of Planning and Development, or the Director's designee.

"Dish antenna." See "Communication devices and utilities."

"Dispersion criteria" means standards regulating the maximum concentration of and/or minimum distance between particular uses.

"Display of rental equipment, outdoor." See "Outdoor display of rental equipment."

1 “DMC housing TDR site.” See “TDR site, DMC housing.”

2 "Doctor, hospital-based" means a physician having an office and/or principal practice
3 based in and/or salaried by a major institution.

4 "Doctor, staff" means a physician with staff privileges at a hospital who has an office
5 outside the boundaries of the major institution.

6 "Domestic violence shelter." See "Residential use."

7 "Dormer" means a minor gable in a pitched roof, usually bearing a window on its vertical
8 face. A dormer is part of the roof system.

9 “Downtown Amenity Standards” means the provisions contained in Attachment 3 to
10 Ordinance 122054, as they may be amended from time to time by ordinance.

11 "Drinking establishment." See "Eating and drinking establishment"

12 "Drive-in business" means a business or a portion of a business where a customer is
13 permitted or encouraged, either by the design of physical facilities or by service and/or
14 packaging procedures, to carry on business in the off-street parking or paved area accessory to
15 the business, while seated in a motor vehicle or while out of the vehicle but in the immediate
16 vicinity of the vehicle. This definition shall include but not be limited to gas stations, car washes,
17 and drive-in restaurants or banks.

18 "Drive-in lane" means an aisle that gives vehicle access to a drive-in window or other
19 drive-in facility such as a gasoline pump or car wash bay.

20 "Driveway" means that portion of a street, alley or private lot that provides access to, but
21 not within, an off-street parking facility from a curb cut, and may include portions of the
22 sidewalk.

23 "Dry boat storage." See "Parking and moorage" under "Transportation facility."

"Duplex" means a single structure containing only two dwelling units, neither of which is an accessory dwelling unit authorized under Section 23.44.041.

"Dwelling unit" means a room or rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one household as living accommodations independent from any other household. The existence of a food preparation area within the room or rooms shall be evidence of the existence of a dwelling unit.

"Dwelling unit, accessory." See "Residential use."

"Dwelling unit, detached accessory." See "Residential use."

23.84A.010 "E."

"Easement" means a grant by a property owner to specific persons or to the public to use land for a specific purpose or purposes.

"Eating and drinking establishment" means a use in which food and/or beverages are prepared and sold at retail for immediate consumption. Eating and drinking establishments include restaurants and drinking establishments.

1. "Restaurant" means a use in which food and/or beverage preparation and service is provided for individual consumption either on- or off-premise, and in which any service of alcoholic beverages is accessory to the service of food.

2. "Drinking establishment" means an establishment other than a restaurant, licensed to sell alcoholic beverages for consumption on premises; that limits patronage to adults of legal age for the consumption of alcohol; and in which limited food service may be accessory to the service of alcoholic beverages. Drinking establishments may include but are not limited to taverns, saloons, brewpubs, bars, pubs, or cocktail lounges associated with restaurants.

"Edge" means the boundary between two (2) kinds of areas that are identified by the uses within them, degree of activity, topography or other special characteristics.

"EIS" means an environmental impact statement required by the State Environmental Policy Act, including as the context may require a draft, final or supplemental EIS.

"Electric-assisted bicycle" shall have the same meaning accorded by RCW 46.04.169, as that section currently exists or is hereafter amended.

"Electric scooter" means a vehicle: (1) with a handlebar for steering, two wheels less than 18 inches in diameter, and a saddle or seat for the operator and any passenger; (2) propelled by an electric motor or by an electric motor in combination with human propulsion; and (3) incapable of exceeding a speed of 30 miles per hour on level ground.

"Elevated walkway" means a pedestrian walkway connecting structures within a cluster development and located above existing grade.

"Entertainment use" means a commercial use in which recreational, entertainment, athletic, and/or cultural opportunities are provided for the general public, either as participants or spectators. Uses accessory to institutions or to public parks or playgrounds shall not be considered entertainment uses. Entertainment uses include the following uses:

1. "Motion picture theater, adult" means a use in which, in an enclosed building, motion picture films are presented that are distinguished or characterized by an emphasis on matter depicting, describing or relating to "specific sexual activities" or "specified anatomical areas," as defined in this subsection, for observation by patrons therein:

a. "Specified sexual activities":

(1) Human genitals in a state of sexual stimulation or arousal;

(2) Acts of human masturbation, sexual intercourse or sodomy;

(3) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

b. "Specified anatomical areas":

(1) Less than completely and opaquely covered:

(a) Human genitals, pubic region,

(b) Buttock, or

(c) Female breast below a point immediately above the top of the areola; or

(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

2. "Panoram, adult" means a device which exhibits or displays for observation by a patron a picture or view from film or videotape or similar means which is distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," as defined in subsection 1.

3. "Sports and recreation, indoor" means an entertainment use in which facilities for engaging in sports and recreation are provided within an enclosed structure, and in which any spectators are incidental and are not charged admission. Examples include but are not limited to bowling alleys, roller and ice skating rinks, dance halls, racquetball courts, physical fitness centers and gyms, and videogame parlors.

4. "Sports and recreation, outdoor" means an entertainment use in which facilities for engaging in sports and recreation are provided outside of an enclosed structure, and in which any spectators are incidental and are not charged admission. Examples include tennis courts, water slides, and driving ranges.

5. "Theaters and spectator sports facilities" means an entertainment use in which cultural, entertainment, athletic, or other events are provided for spectators either in or out of doors. Adult motion picture theaters and adult panorams shall not be considered theaters and spectator sports facilities for the purposes of this definition. Theaters and spectator sports facilities include, but are not limited to, the following uses:

a. "Motion picture theater" means a theater and spectator sports facility use intended and expressly designed for the presentation of motion pictures, other than an adult motion picture theater.

b. "Performing arts theater" means a theater and spectator sports facility intended and expressly designed for the presentation of live performances of drama, dance and music.

c. "Spectator sports facility" means a theater and spectator sports facility intended and expressly designed for the presentation of sports events, such as a stadium or arena.

d. "Lecture and meeting hall" means a theater and spectator sports facility intended and expressly designed for public gatherings such as but not limited to commercial spaces available for rent or lease for the purpose of holding meetings or the presentation of public speeches.

"Entrance ramp" means any public road or turning roadway, including acceleration lanes, by which traffic enters the main traveled way of a limited-access facility from the general street system; such designation applying to that portion of the roadway along which there is full control of access.

"Environmentally critical area" means any of those areas regulated as an environmentally critical area by SMC Chapter 25.09, Regulations for Environmentally Critical Areas.

"Essential public facilities" means airports, sewage treatment plants, jails, light rail transit systems, monorail transit systems, and power plants.

"Existing lot grade." See "Lot grade, existing."

"Exit ramp" means any public road or turning roadway, including deceleration lanes, by which traffic leaves the main traveled way of a freeway to reach the general street system within the city; such designation applying to that portion of the roadway along which there is full control of access.

"Expressway" means a divided arterial street for through traffic with full or partial control of access and generally with grade separations at intersections.

23.84A.012 "F."

"Facade" means any exterior wall of a structure including projections from and attachments to the wall. Projections and attachments include balconies, decks, porches, chimneys, unenclosed corridors and similar projections.

"Facade, front" means the facade, other than an interior facade, extending the full width of the structure, including modulations, that is closest to and most nearly parallels the front lot line.

"Facade, interior" means any facade of a structure within a cluster development, that faces, or portions of which face, the facade(s) of another structure(s) within the same development.

"Facade, perimeter" means any facade of a structure within a cluster development, that is either a front, rear or side facade.

1 "Facade, rear" means the facade, other than an interior facade, extending the full width of
2 the structure, including modulations, that is closest to and most nearly parallels the rear lot line.

3 "Facade, side" means a facade, other than an interior facade, extending the full depth of
4 the structure, including modulations, that is closest to and most nearly parallels the side lot line.
5

6 "Facade, street-facing" means for any street lot line, all portions of the façade, including
7 modulations, that are:

- 8 1. oriented at less than a ninety (90) degree angle to the street lot line; and
- 9 2. not separated from the street lot line by any structure or another lot.

10 "Facade, street-level" means the portion of the facade that covers the street-level story or
11 stories of a structure along an abutting street. On streets with little or no slope, the street-level
12 facade is the exterior wall of the story of a structure with its floor closest to street-level. On
13 sloped streets, the street-level facade may cover portions of more than one story.
14

15 "Family support center." See "Institution."

16 "FAR." See "Floor area ratio."

17 "Fast food restaurant, formula" means, for purposes of application within the
18 International Special Review District, an establishment required by contractual or other
19 arrangements to offer some or all of the following:
20

- 21 1. standardized menus, ingredients, food preparation, decor, external facade
22 and/or uniforms;
- 23 2. prepared food in a ready-to-consume state;
- 24 3. food sold over the counter in disposable containers and wrappers;
- 25 4. food selected from a limited menu.

26 "Fixed wireless service." See "Communication Devices and Utilities."
27
28

1 "Flat" means a dwelling unit that is located entirely on one (1) level in a multi-family
2 structure.

3 "Fleet vehicles" means more than three (3) vehicles having a gross vehicle weight (gvw)
4 not exceeding ten thousand (10,000) pounds, or more than one (1) vehicle having a gvw
5 exceeding ten thousand (10,000) pounds permanently located at a business establishment or
6 operated on a daily basis in connection with business activities. This definition shall not include
7 vehicles that are available for rent to the public.
8

9 "Floating homes." See "Residential use."

10 "Floor area, gross." See "Gross floor area."

11 "Floor area ratio" means a ratio expressing the relationship between the amount of gross
12 floor area or chargeable floor area permitted in one or more structures and the area of the lot on
13 which the structure is, or structures are, located, as depicted in Exhibit 23.84A.012 A.
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Exhibit 23.84A.012 A

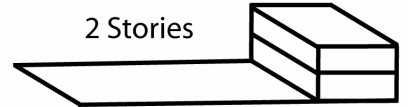
Floor Area Ratio

0.5 FAR

1 Story

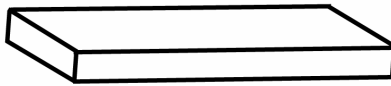


2 Stories

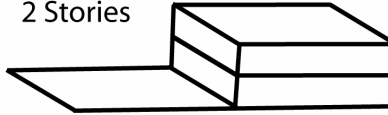


1.0 FAR

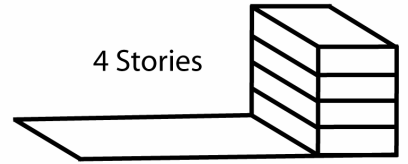
1 Story



2 Stories

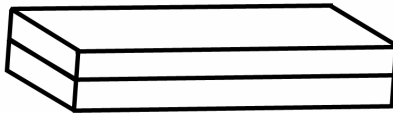


4 Stories

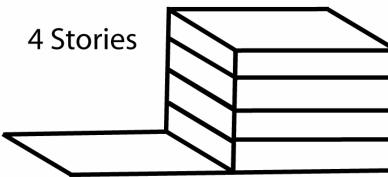


2.0 FAR

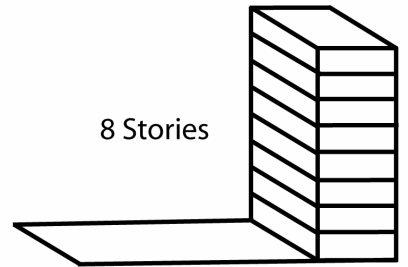
2 Stories



4 Stories



8 Stories



Entire Lot Area

Half Lot Area

Quarter Lot Area

"Florist" means a retail sales and service use in which cut flowers and other plants are sold.

"Food preparation area" means a room or portion of a room designed, arranged, intended or used for cooking or otherwise making food ready for consumption.

"Food processing and craft work" means a commercial use in which food items and craft work are produced without the use of a mechanized assembly line and includes but is not limited to the following:

1. "Custom and craft work" means a food processing and craft work use in which nonfood, finished, personal or household items, which are either made to order or which involve considerable handwork, are produced. Examples include but are not limited to pottery and candlemaking, production of orthopedic devices, printing, creation of

sculpture and other art work, and glassblowing. The use of products or processes defined as high-impact uses shall not be considered custom and craft work.

2. "Food processing" means a food processing and craft work use in which food for human consumption in its final form, such as candy, baked goods, seafood, sausage, tofu, pasta, etc., is produced, when the food is distributed to retailers or wholesalers for resale off the premises. Food or beverage processing using mechanized assembly line production of canned or bottled goods is not included in this definition, but shall be considered to be light manufacturing.

"Formula fast-food restaurant." See "Fast food restaurant, Formula."

"Freeway" means an expressway with full control of access.

"Fuel pump" means a device for retail deliveries of motor fuels, including but not limited to gasoline, diesel, natural gas, bio-diesel, or hydrogen, to individual motor vehicles.

"Fuel sales" see "Sales, Heavy commercial" under "Sales and services, Heavy

23.84A.014 "G."

"Garage, private" means an accessory structure or an accessory portion of a principal structure, designed or used for the shelter or storage of vehicles owned or operated by the occupants of the principal structure. (See "Carport.")

"Garage, terraced" means a private garage that is partially below existing and/or finished grade.

"Garden wall crypt" means an outdoor freestanding wall or exterior wall of a structure containing niches for permanent inurnment of cremated remains.

"Gas station." See "Retail sales and services, automotive" under "Sales and services, automotive."

"General mailed release" means an information mailing to the individuals and groups on a master mailing list as may be established by the Department.

"General manufacturing." See "Manufacturing"

"General retail sales and services." See "Sales and services, general."

"General sales and services." See "Sales and services, general."

"Grade." See "Lot grade."

"Green area factor" means a number determined under Section 23.47A.016.

"Green roof" means a landscaped area on the roof of a structure.

"Green street" means a street right-of-way that is part of the street circulation pattern, that through a variety of treatments, such as sidewalk widening, landscaping, traffic calming, and pedestrian-oriented features, is enhanced for pedestrian circulation and open space use.

"Green street, designated" means a portion of a street designated as a green street on a map in this Title.

"Gross floor area" means the number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at the floor line.

"Ground-related dwelling unit" means a dwelling unit with direct access to private ground-level usable open space. The open space may be located at the front, sides or rear of the structure, and not more than ten (10) feet above or below the unit. Access to the open space shall not go through or over common circulation areas, common or public open spaces, or the open space of another unit.

"Ground-related structure" means a structure containing only ground-related dwelling units.

23.84A.016 "H."

"Hard-surfaced street" means a street that has been surfaced with a material other than crushed rock so that a hard, smooth, strong surface exists.

"Hazardous materials" means substances that are capable of posing risk to health, safety or property as defined in the Seattle Fire Code.

"Hearing Examiner" means the official appointed by the Council and designated as the Hearing Examiner, or that person's designee (Deputy Hearing Examiner, Hearing Examiner Pro Tem, etc.).

"Hearing, open record." See RCW 36.70B.020.

"Heat recovery incinerator" means an accessory facility designed for the conversion of at least one (1) ton per day of solid waste into useful energy, together with storage and handling bins and machinery required for its operation.

"Heavy commercial services." See "Commercial services, heavy" under "Sales and services, heavy."

"Heavy commercial sales." see "Commercial sales, heavy" under "Sales and services, heavy."

"Heavy manufacturing." See "Manufacturing."

"Heavy sales and services" See "Sales and services, heavy."

"Heavy traffic generator," means any use that generates more than seventy-five (75) trips per hour per one thousand (1,000) square feet of gross floor area at peak hour, according to the Institute of Transportation Engineers' (ITE) Trip Generation Manual.

"Heliport." See "Air transportation facility" under "Transportation facility."

"Helistop." See "Air transportation facility" under "Transportation facility."

1 "High-impact use" means a business establishment that is considered to be dangerous
2 and/or noxious due to the probability and/or magnitude of its effects on the environment; and/or
3 has the potential for causing major community or health impacts, including but not limited to
4 nuisance, odors, noise, and/or vibrations; and/or is so chemically intensive as to preclude site
5 selection without careful assessment of potential impacts and impact mitigation. The Director
6 shall consult as necessary with the Chief of the Seattle Fire Department, the Director of the
7 Seattle-King County Health Department, and other local, state, regional and federal agencies to
8 determine when a business establishment shall be regulated as a high-impact use.
9

10 "Hillclimb assist" means an amenity feature consisting of a pedestrian corridor that
11 incorporates a mechanical device or combination of mechanical and non-mechanical features to
12 connect avenues across lots with slopes of ten (10) percent or more to aid pedestrian movement
13 up and down the slopes.
14

15 "Hillside terrace" means an amenity feature consisting of an extension of the public
16 sidewalk on lots with slopes of ten (10) percent or more, which through design features provides
17 public street space, helps integrate street-level uses along the sidewalk, and makes pedestrian
18 movement up and down steep slopes easier and more pleasant.
19

20 "Home occupation" means a nonresidential use that is clearly incidental and secondary to
21 the use of a dwelling for residential purposes and does not change the character of the dwelling.
22

23 "Horticulture." See "Agricultural use."

24 "Hospital." See "Institution."

25 "Hotel." See "Lodging use."

26 "Household" means a housekeeping unit consisting of any number of related persons;
27 eight (8) or fewer non-related, non-transient persons; or eight (8) or fewer related and non-
28

related non-transient persons, unless a grant of special or reasonable accommodation allows an additional number of persons.

“Household, low-income” means a household whose income does not exceed eighty (80) percent of median income.

“Household, moderate-income” means a household whose income does not exceed median income.

“Household, very low-income” means a household whose income does not exceed fifty (50) percent of median income.

"Housing, affordable" means a housing unit for which the occupant is paying no more than thirty (30) percent of household income for gross housing costs, including an allowance for utility costs paid by the occupant.

"Housing, low-income" means housing affordable to, and occupied by, low-income households.

"Housing, moderate-income" means housing affordable to, and occupied by, moderate-income households.

“Housing, very low-income” means housing affordable to, and occupied by, very low-income households.

"Housing TDR site." See “TDR site, housing.”

"Housing unit" means any dwelling unit, housekeeping unit, guest room, dormitory, or single occupancy unit.

"Human service use" means a use in which structure(s) and related grounds or portions thereof are used to provide one or more of the following: emergency food, medical or shelter services; community health care clinics, including those that provide mental health care; alcohol

or drug abuse services; information and referral services for dependent care, housing, emergency services, transportation assistance, employment or education; consumer and credit counseling; or day care services for adults. Human service uses provide at least one (1) of the listed services directly to a client group on the premises, rather than serve only administrative functions.

23.84A.018 "I."

"Infill development" means development consisting of either:

1. Construction on one (1) or more lots in an area that is mostly developed, or
2. New construction between two (2) existing structures.

"Institute for advanced study." See "Institution."

"Institution" means structure(s) and related grounds used by organizations for the provision of educational, medical, cultural, social and/or recreational services to the community, including but not limited to the following uses:

1. "Adult care center" means an institution that regularly provides care to a group of adults for less than twenty-four (24) hours a day, whether for compensation or not.
2. "College" means a post-secondary educational institution, operated by a nonprofit organization, granting associate, bachelor and/or graduate degrees.
3. "Community club or center" means an institution used for athletic, social, civic or recreational purposes, operated by a nonprofit organization, and open to the general public on an equal basis. Activities in a community club or center may include classes and events sponsored by nonprofit organizations, community programs for the elderly, and other similar activities.

a. "Community center" means a community club or center use, providing direct services to people on the premises rather than carrying out only administrative functions, that is open to the general public without membership.

b. "Community club" means a community club or center use, membership to which is open to the general public on an equal basis.

4. "Child care center" means an institution that regularly provides care to a group of children for less than twenty-four (24) hours a day, whether for compensation or not. Preschools shall be considered to be child care centers.

5. "Family support center" means an institution that offers support services and instruction to families, such as parenting classes and family counseling, and is co-located with a Department of Parks and Recreation community center.

6. "Hospital" means an institution that provides accommodations, facilities and services over a continuous period of twenty-four (24) hours or more, for observation, diagnosis and care of individuals who are suffering from illness, injury, deformity or abnormality or from any condition requiring obstetrical, medical or surgical services, or alcohol or drug detoxification. This definition excludes nursing homes.

7. "Institute for advanced study" means an institution operated by a nonprofit organization for the advancement of knowledge through research, including the offering of seminars and courses, and technological and/or scientific laboratory research.

8. "Library" means an institution where literary, musical, artistic or reference materials are kept for use but not generally for sale.

9. "Museum" means an institution operated by a nonprofit organization as a repository of natural, scientific, historical, cultural or literary objects of interest or works

of art, and where the collection of such items is systematically managed for the purpose of exhibiting them to the public.

10. "Private club" means an institution used for athletic, social or recreational purposes and operated by a private nonprofit organization, membership to which is by written invitation and election according to qualifications in the club's charter or bylaws and the use of which is generally restricted to members and their guests.

11. "Religious facility" means an institution, such as a church, temple, mosque, synagogue or other structure, together with its accessory structures, used primarily for religious worship.

12. "School, elementary or secondary" means an institution operated by a public or nonprofit organization primarily used for systematic academic or vocational instruction through the twelfth grade.

13. "School, vocational or fine arts " means an institution which teaches trades, business courses, hairdressing and similar skills on a post-secondary level, or which teaches fine arts such as music, dance or painting to any age group, whether operated for nonprofit or profit-making purposes.

14. "University." See "College."

23.84A.020 "J."

"Jail" means a public facility for the incarceration of persons under warrant, awaiting trial on felony or misdemeanor charges, convicted but not yet sentenced, or serving a sentence upon conviction. This definition does not include facilities for programs providing alternatives to imprisonment such as prerelease, work release or probationary programs.

"Junk storage" means the temporary or permanent storage outdoors of junk, waste, discarded, salvaged or used materials or inoperable vehicles or vehicle parts. This definition shall include but not be limited to the storage of used lumber, scrap metal, tires, household garbage, furniture, and inoperable machinery.

"Junkyard." See "Salvage and recycling."

23.84A.022 "K."

"Kennel." See "Animal shelters and kennels."

"Kitchen." See "Food preparation area."

23.84A.024 "L."

"Laboratory, research and development" means a use in which research and experiments leading to the development of new products are conducted. This use may be associated with an institutional, clinical or commercial use. Space designed for this use typically includes features such as: floor to floor ceiling heights, generally fourteen (14) feet in height or greater to accommodate mechanical equipment and laboratory benches plumbed for water service.

"Landmark housing TDR site." See "TDR site, Landmark housing."

"Landscape section" means a section of the right-of-way of a freeway, expressway, parkway or scenic route, at least one (1) side of which is improved by the planting, for other than the sole purpose of soil erosion control, of ornamental trees, shrubs, lawn or other vegetation, or at least one (1) side of which is endowed by nature with native trees and shrubs that are reasonably maintained, and which has been so designated by this Code.

"Landscaping" means live planting materials, including but not limited to, trees, shrubs, vegetables, fruits, grass, vines, ground cover or other growing horticultural material.

Landscaping may also include features intended to enhance a landscaped area, including water features, pathways or materials such as wood chips, stone, permeable paving or decorative rock.

"Laundry, commercial." See "Commercial services, heavy" under "Sales and services, heavy."

"Lecture and meeting halls." See "Theaters and spectator sports facilities" under "Entertainment."

"Ledge" means a cantilevered or posted platform extending no more than eighteen (18) inches from a structure.

"LEED" (Leadership in Energy & Environmental Design) means the U.S. Green Building Council's Green Building Rating System™. LEED is a voluntary consensus-based national standard for developing high-performance, sustainable buildings. LEED provides standards for higher performance in the following categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation and Design Process.

"LEED-CS" (LEED for Core & Shell) means a standard for core and shell construction and covers base building elements, such as the structure, envelope and building level systems. LEED-CS recognizes the division between owner and tenant responsibility for design and construction of certain elements of the building.

"LEED-NC" (LEED for New Construction) means a standard for new construction and major renovation projects. LEED-NC covers all building elements, including core and shell and interiors. LEED-NC was designed for commercial, institutional, high-rise residential, and mixed-use projects, but has also been applied to K-12 schools, industrial, laboratories, and many other building types.

1 “LEED Silver rating” means a level of performance for a new structure that earns at least
2 the minimum number of credits specified to achieve a “Silver” certification either for “LEED-
3 NC” or for “LEED-CS,” at the election of the applicant, according to the criteria in the U.S.
4 Green Building Council’s LEED Green Building Rating System, LEED-NC Version 2.2 and
5 LEED-CS Pilot Version, copies of which are filed with the City Clerk in C.F. 307824, and
6 incorporated in this section by reference.
7

8 "Library." See "Institution."

9 "Light manufacturing." See "Manufacturing."

10 "Light rail transit facility." See "Rail transit facility" under "Transportation facility."

11 "Light rail transit system." See "Rail transit facility" under "Transportation facility."

12 "Live-work unit" means a structure or portion of a structure: (1) that combines a
13 commercial or manufacturing activity that is allowed in the zone with a residential living space
14 for the owner of the commercial or manufacturing business, or the owner's employee, and that
15 person's household; (2) where the resident owner or employee of the business is responsible for
16 the commercial or manufacturing activity performed; and (3) where the commercial or
17 manufacturing activity conducted takes place subject to a valid business license associated with
18 the premises.
19

20 >Loading berth" means an off-street space for the temporary parking of a vehicle while
21 loading or unloading merchandise or materials and that abuts on a street, alley or easement.
22

23 "Lodging use" means a commercial use in which the primary activity is the provision of
24 rooms to transients. Lodging uses include but are not limited to the following uses:
25

- 26 1. "Bed and breakfast" means a lodging use, where rooms within a single
27 dwelling unit are provided to transients by a resident operator for a fee by prearrangement
28

on a daily or short-term basis. A breakfast and/or light snacks may be served to those renting rooms in the bed and breakfast.

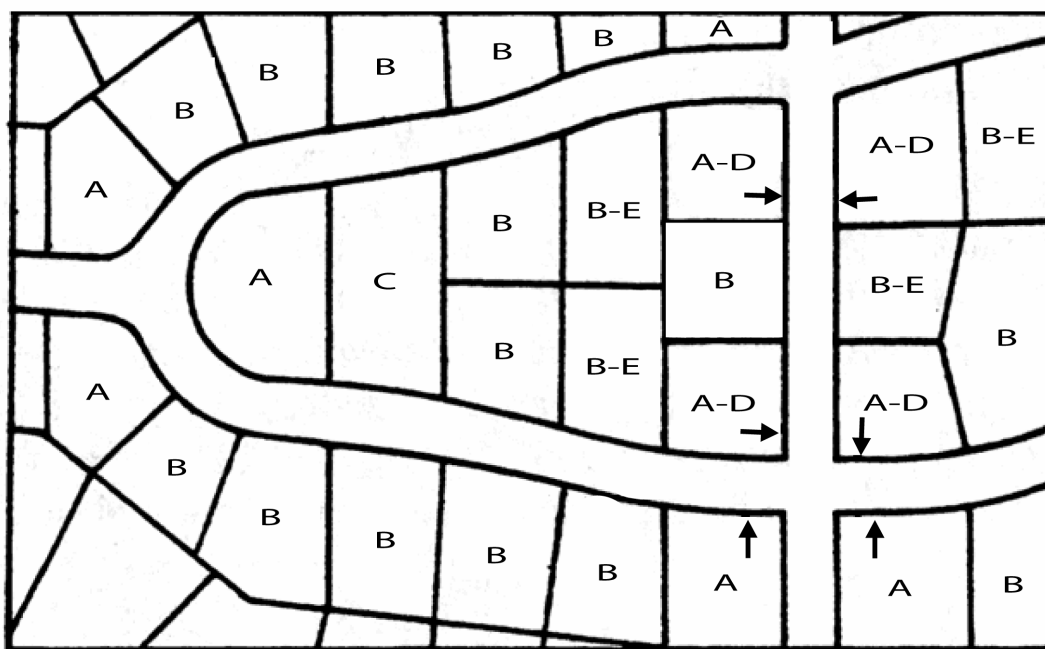
2. "Hotel" means a lodging use, located in a structure in which access to individual units is predominantly by means of common interior hallways, and in which a majority of the rooms are provided to transients for a fee on a daily or short-term basis.

3. "Motel" means a lodging use, located in a structure in which access to individual units is predominantly by means of common exterior corridors, and in which a majority of the rooms are provided to transients on a daily or short-term basis, and in which off-street parking is provided on the lot.

"Lot" means, except for the purposes of a TDR sending lot for Landmark TDR or housing TDR, one or more platted or unplatted parcels of land abutting upon and accessible from a private or public street sufficiently improved for vehicle travel or abutting upon and accessible from an exclusive, unobstructed permanent access easement. A lot may not be divided by a street or alley (Exhibit 23.84A.024 A). For purposes of a TDR sending lot for Landmark TDR, "lot" means the parcel described in the ordinance approving controls for the sending lot. For purposes of a sending lot for housing TDR, "lot" means the smallest parcel or combination of contiguous parcels, as described in the County real property records at any time after January 4, 1993, that contain the structure or structures that make the TDR eligible for transfer.

Exhibit 23.84A.024 A

Lot Types



- A = Corner lot
- B = Interior lot
- C = Through (or double frontage) lot
- D = Reversed corner lot
- E = Key lot
- = Indicates front lot line

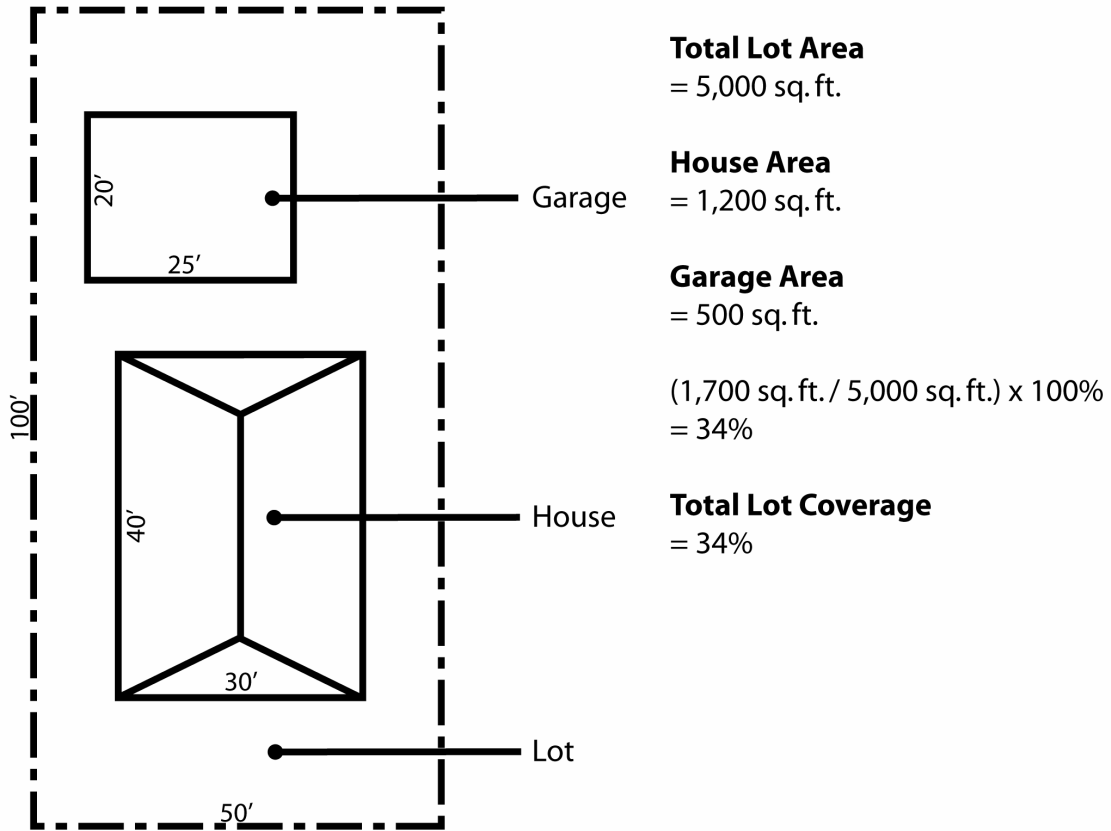
"Lot area" means the total area of the horizontal plane within the lot lines of a lot.

"Lot, corner" means a lot situated at the intersection of two (2) streets, or bounded on two (2) or more adjacent sides by street lot lines, provided that the angle of intersection of the street lot lines does not exceed one hundred thirty-five (135) degrees.

"Lot coverage" means that portion of a lot occupied by structures, expressed as a percentage of the total lot area (Exhibit 23.84A.024 B).

Exhibit 23.84A.024 B

Lot Coverage



"Lot depth" means the horizontal distance between the front and rear lot lines.

"Lot grade, existing" means the natural surface contour of a lot, as modified by minor adjustments to the surface of the lot in preparation for construction.

"Lot, interior" means a lot other than a corner lot.

"Lot, key" means the first lot to the rear of a reversed corner lot whether or not separated by an alley.

"Lot line, front" means, in the case of an interior lot, the lot line separating the lot from the street, and in the case of a corner lot, the lot line separating the lot from any abutting street, provided the other lot line(s) that abut streets are considered to be side street lot line(s).

1 "Lot line, rear" means a lot line that is opposite and most distant from the front lot line.

2 "Lot line, side" means any lot line other than a front lot line or a rear lot line.

3 "Lot line, side street" means a lot line, other than the front lot line, abutting upon a street.

4 "Lot line, street" means a front lot line or a side street lot line.

5 "Lot lines" means the property lines bounding a lot.

6 "Lot, parent" means the initial lot from which unit lots are subdivided.

7 "Lot, reversed corner" means a corner lot, the side street lot line of which is substantially
8 a continuation of the front lot line of the lot to its rear, whether or not separated by an alley.

9 "Lot, through" means a lot abutting on two (2) streets that are parallel or within fifteen
10 (15) degrees of parallel with each other.

11 "Lot, unit" means one of the individual lots created from the subdivision of a parent lot
12 pursuant to Section 23.22.062 or Section 23.24.045.

13 "Lot, waterfront" means a lot or parcel any portion of which is offshore of or abuts upon
14 the ordinary high water mark or mean high water mark and any other lot or parcel partially or
15 entirely within the Shoreline District that is not separated from the water by a street, arterial,
16 highway or railroad right-of- way, that was a legal right-of-way as of March 17, 1977, but does
17 not include any legally dedicated right-of-way.

18 "Lot width" means the mean horizontal distance between side lot lines measured at right
19 angles to the lot depth.

20 "Low-income disabled multifamily structure." See "Multifamily structure, low-income
21 disabled."

22 "Low-income elderly multifamily structure." See "Multifamily structure, low-income
23 elderly."

"Low-income elderly/low-income disabled multifamily structure." See "Multifamily structure, low-income elderly/low-income disabled."

"Low-income household." See "Household, low-income."

"Low-income housing." See "Housing, low-income."

23.84A.025 "M."

"Mailed notice" means notice mailed to such property owners, commercial lessees and residents of the area within three hundred (300) feet of the boundaries of a specific site as can be determined from the records of the King County Department of Assessments and such additional references as may be identified by the Director; provided, that in the downtown area bounded by Denny Way, Interstate 5, South Royal Brougham Way and Elliott Bay, mailed notice provided by the Director shall mean notice mailed to owners, lessees and building managers on the project site and to property owners and building managers within three hundred (300) feet of a specific site and the posting by the applicant of one (1) land use sign visible to the public at each street frontage abutting the site but not to exceed ten (10) land use signs. When there is no street frontage or the site abuts an unimproved street, the Director shall require either more than one (1) sign and/or an alternative posting location so that notice is clearly visible to the public. The land use sign may be removed by the applicant within fourteen (14) days after final action on the application has been completed. Annually, the Director shall publish in the City's official newspaper additional reference(s) to be used to supplement the information obtained from the King County records. The mailed notice shall request that property managers post the notice in a public area of the commercial or multifamily building.

"Major communication utility." See "Communication devices and utilities."

"Major durables retail sales." See "Sales and services, heavy."

1 "Major Institution" means an institution providing medical or educational services to the
2 community. A Major Institution, by nature of its function and size, dominates and has the
3 potential to change the character of the surrounding area and/or create significant negative
4 impacts on the area. To qualify as a Major Institution, an institution must have a minimum site
5 size of sixty thousand (60,000) square feet of which fifty thousand (50,000) square feet must be
6 contiguous, and have a minimum gross floor area of three hundred thousand (300,000) square
7 feet. The institution may be located in a single building or a group of buildings that includes
8 facilities to conduct classes or related activities needed for the operation of the institution.
9

10 A Major Institution shall be determined to be either an educational Major Institution or a
11 medical Major Institution, according to the following:
12

13 1. "Educational Major Institution" means an accredited post-secondary level
14 educational institution, operated by a public agency or nonprofit organization, granting
15 associate, baccalaureate and/or graduate degrees. The institution may also carry out
16 research and other activities related to its educational programs.
17

18 2. "Medical Major Institution" means a licensed hospital.

19 "Major performing arts facility" means a facility specifically designed for the
20 presentation of live performances of theater, dance or music, that at a minimum has one (1)
21 auditorium with at least two thousand (2,000) seats.
22

23 "Major Phased Development" means a nonresidential, multiple building project that, by
24 the nature of its size or function, is complex enough to require construction phasing over an
25 extended period of time, excluding Major Institutions.

26 "Major retail store" means a structure or portion of a structure that provides adequate
27 space of at least eighty thousand (80,000) square feet to accommodate the merchandising needs
28

1 of a major new retailer with an established reputation, and providing a range of merchandise and
2 services, including both personal and household items, to anchor downtown shopping activity
3 around the retail core, thereby supporting other retail uses and the area's vitality and regional
4 draw for customers.
5

6 "Manufacturing" means a use in which articles are produced by hand or by machinery,
7 from raw or prepared materials, by giving to those materials new forms, qualities, properties, or
8 combinations, in a process characterized by the repetitive production of items made to the same
9 or similar specifications. Items produced are generally sold directly to other businesses, or are
10 sold at wholesale. The retail sale of items to the general public is incidental to the production of
11 goods. For the purpose of this definition, uses listed as food processing and craft work or high-
12 impact uses are not considered manufacturing uses. Manufacturing uses include the following:
13

14 1. "Manufacturing, light" means a manufacturing use, typically having little or no
15 potential of creating noise, smoke, dust, vibration or other environmental impacts or
16 pollution, and including but not limited to the following:
17

18 a. Production, assembly, finishing, and/or packaging of articles from parts
19 made at another location, such as assembly of clocks, electrical appliances, or
20 medical equipment.

21 b. Production of finished household and office goods, such as jewelry,
22 clothing or cloth, toys, furniture, or tents, from materials that are already refined,
23 or from raw materials that do not need refining, such as paper, fabric, leather,
24 premilled wood; or wool, clay, cork, semiprecious or precious metals or stones,
25 fiber, or other similar materials;
26
27
28

c. Canning or bottling of food or beverages for human consumption using
a mechanized assembly line or food processing for animal consumption;

d. Printing plants with more than five thousand (5,000) square feet of
gross floor area.

2. "Manufacturing, general" means a manufacturing use, typically having the
potential of creating moderate noise, smoke, dust, vibration or other environmental
impacts or pollution, and including but not limited to the following:

a. Production of items made from stone or concrete;

b. Production of items from ferrous or nonferrous metals through use of a
machine shop, welding or fabrication; or from nonferrous metals through use of a
foundry; or from ferrous metals through use of a foundry heated by electricity
(induction melting);

c. Production of recreational or commercial vessels of less than one
hundred twenty (120) feet in length to individual customer specifications;

d. Production of finished goods, that typically are not for household or
office use, such as barrels, ceramic molds, or cardboard cartons, from materials
that are already refined, or from raw materials that do not need refining, such as
paper, fabric, leather, premilled wood; or wool, clay, cork, semiprecious or
precious metals or stones, fiber, or other similar materials;

e. Production of finished goods, for household or non-household use, such
as toys, film, pens, or linoleum from plastic, rubber, or celluloid;

f. Production of parts to be assembled into a finished product;

g. Development of film on a wholesale basis;

h. Production of items through biological processes, such as
pharmaceuticals and industrial purifiers, manufactured by bioengineering
techniques;

i. Production of items such as paint and coatings, dyestuffs, fertilizer, glue,
cosmetics, clay, or pharmaceuticals that require the mixing or packaging of
chemicals.

3. "Manufacturing, heavy" means a manufacturing use, typically having the
potential of creating substantial noise, smoke, dust, vibration and other environmental
impacts or pollution, and including but not limited to:

a. The extraction or mining of raw materials, such as quarrying of sand or
gravel;

b. Processing or refining of raw materials, such as but not limited to
minerals, petroleum, rubber, wood or wood pulp, into other products;

c. The milling of grain or refining of sugar, except when accessory to a use
defined as food processing for human consumption or as a retail sales and service
use;

d. Poultry slaughterhouses, including packing and freezing of poultry;

e. Refining, extruding, rolling, or drawing of ferrous or nonferrous metals,
or the use of a non-induction foundry for ferrous metal;

f. Mass production of commercial or recreational vessels of any size and
the production of vessels one hundred twenty (120) feet in length constructed to
individual specifications;

g. Production of large durable goods such as motorcycles, cars, manufactured homes, airplanes, or heavy farm, industrial, or construction machinery;

h. Manufacturing of electrical components, such as semiconductors and circuit boards, using chemical processes such as etching or metal coating;

i. Production of industrial organic and inorganic chemicals, and soaps and detergents; and

j. Conversion of solid waste into useful products or preparation of solid waste for disposal at another location by processing to change its physical form or chemical composition. This includes the off-site treatment or storage of hazardous waste as regulated by the State Department of Ecology. The on-site treatment and storage of hazardous waste is considered an incidental or accessory use.

"Marina, recreational." See "Boat moorage" under "Parking and moorage" under "Transportation facility."

"Marine retail sales and service." See "Sales and services, marine."

"Marine sales and service." See "Sales and services, marine."

"Master Use Permit" means the document issued to an applicant that records all land use decisions that are made by the Department on a master use application. Construction permits and land use approvals that must be granted by the City Council, citizen boards or the state are excluded.

"Mausoleum" means a structure or building for the entombment of human remains in crypts.

1 “Median income” means annual median family income for the Seattle area, as published
2 from time to time by the U.S. Department of Housing and Urban Development (HUD), with
3 adjustments according to household size in a manner determined by the Director, which
4 adjustments shall be based upon a method used by the United States Department of Housing and
5 Urban Development to adjust income limits for subsidized housing, and which adjustments for
6 purposes of determining affordability of rents or sale prices shall be based on the average size of
7 household considered to correspond to the size of the housing unit (one (1) person for studio
8 units and one and a half (1.5) persons per bedroom for other units).

9
10 "Medical services" means a commercial use in which health care for humans or animals
11 is provided on an outpatient basis, including but not limited to offices for doctors, dentists,
12 veterinarians, chiropractors, and other health care practitioners, or in which mortuary or funeral
13 services are provided. Permitted accessory uses include associated office, research and
14 laboratory uses.

15
16 “Meeting, public." See RCW 36.70B.020.

17
18 "Mini-warehouse." See "Storage."

19 "Minor communication utility." See "Communication devices and utilities"

20 "Minor institution" means an institution that does not meet the criteria for a major
21 institution.

22 "Mobile home park." See "Residential use."

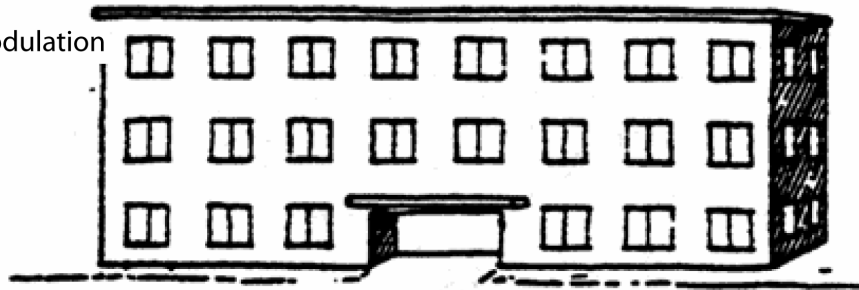
23 "Moderate-income household." See “Household, moderate-income.”

24 "Moderate-income housing." See “Housing, moderate-income.”

"Modulation" means a stepping back or projecting forward of sections of the facade of a structure within specified intervals of structure width and depth, as a means of breaking up the apparent bulk of the continuous exterior walls (Exhibit 23.84A.025 A).

Exhibit 23.84A.025 A
Modulation

building facade without modulation



building facade with modulation



"Monorail guideway." See "Rail transit facility" under "Transportation facility."

"Monorail transit facility." See "Rail transit facility" under "Transportation facility"

"Monorail transit station." See "Rail transit facility" under "Transportation facility."

"Monorail transit system." See "Rail transit facility" under "Transportation facility."

"Mortuary service." See "Medical services".

"Motel." See "Lodging use."

"Motion picture studio" means a facility for the production of motion pictures, intended for movie or television viewing, using video or film media. Motion picture studio use may be intermittent.

"Motion picture theater." See "Theaters and spectator sports facilities" under
"Entertainment"

"Motion picture theater, adult." See "Entertainment"

"Multifamily structure." See "Residential use."

"Multifamily structure, low-income disabled" means a multifamily structure in which at least ninety (90) percent of the dwelling units are occupied by one or more persons who have a handicap as defined in the Federal Fair Housing Amendments Act and who constitute a low-income household.

"Multifamily structure, low-income elderly" means a structure in which at least ninety (90) percent of the dwelling units are occupied by one or more persons sixty-two (62) or more years of age who constitute a low-income household.

"Multifamily structure, low-income elderly/low-income disabled" means a multifamily structure in which at least ninety (90) percent of the dwelling units (not including vacant units) are occupied by a low-income household that includes a person who has a handicap as defined in the Federal Fair Housing Amendment Act or a person sixty-two (62) years of age or older, as long as the housing qualifies for exemptions from prohibitions against discrimination against families with children and against age discrimination under all applicable fair housing laws and ordinances.

"Multifamily structure, very low-income disabled" means a multifamily structure in which at least ninety (90) percent of the dwelling units are occupied by one or more persons who have a handicap as defined in the Federal Fair Housing Amendment Act and who constitute a very low-income household."

1 “Multifamily structure, very low-income elderly” means a structure in which at least
2 ninety (90) percent of the dwelling units are occupied by one or more persons sixty-two (62) or
3 more years of age who constitute a very low-income household.

4 “Multifamily structure, very low-income elderly/very low-income disabled” means a
5 multifamily structure in which at least ninety (90) percent of the dwelling units (not including
6 vacant units) are occupied by a very low-income household that includes a person who has a
7 handicap as defined in the Federal Fair Housing Amendments Act or a person sixty-two (62)
8 years of age or older, as long as the housing qualifies for exemptions from prohibitions against
9 discrimination against families with children and against age discrimination under all applicable
10 fair housing laws and ordinances.

11 "Multiple business center" means a grouping of two (2) or more business establishments
12 that either share common parking on the lot where they are located, or occupy a single structure
13 or separate structures that are physically attached or both. Shopping centers are considered to be
14 multiple business centers.

15 "Multi-purpose convenience store." See "Retail sales, multipurpose" under "Sales and
16 services, general".

17 "Museum." See "Institution."

18 **23.84A.026 "N."**

19 “NC zone.” See “Zone, neighborhood commercial.”

20 "Neighborhood plan" means the goals and policies adopted by the Council into the
21 Comprehensive Plan's Neighborhood Planning Element, that are developed to guide the growth
22 and development of a specific neighborhood and deal with other neighborhood related issues
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such as housing, institutions, transportation, economic development and other community development activities.

"Nonconforming to development standards" means a structure, site or development that met applicable development standards at the time it was built or established, but that does not now conform to one or more of the applicable development standards. Development standards include, but are not limited to height, setbacks, lot coverage, lot area, number and location of parking spaces, open space, density, screening and landscaping, lighting, maximum size of nonresidential uses, maximum size of non-industrial use, view corridors, sidewalk width, amenity features, street-level use requirements, street facade requirements, and floor area ratios.

"Nonconforming use." See "Use, nonconforming."

"Non-household sales and services." See "Sales and services, heavy."

"Nonresidential structure" means a structure containing no residential uses.

"Nursing home." See "Residential use."

23.84A.028 "O."

"Office" means a commercial use that provides administrative or professional services to individuals, businesses, institutions and/or government agencies primarily by phone or mail, by going to the customer's home or place of business, or on the premises by appointment; or in which customers are limited to holders of business licenses, but not including facilities where medical services are provided or customer service offices. Examples of services provided include general contracting, janitorial and housecleaning services; legal, architectural, and data processing; broadcasting companies, administrative offices of businesses, unions or charitable organizations; and wholesalers and manufacturer's representatives' offices. Offices may include

accessory storage, but not the storage of building materials, contractor's equipment or items,
other than samples, for wholesale sale.

"Office, Customer service." See "Retail sales and services, General" under "Sales and
services, general."

"Open space" means land and/or water area with its surface predominately open to the
sky or predominantly undeveloped, that is set aside to serve the purposes of providing park and
recreation opportunities, conserving valuable natural resources, or structuring urban development
and form.

"Open space, common" means usable open space that is available for use by all occupants
of a residential structure.

"Open space, landscaped" means exterior space, at ground level, predominantly open to
public view and used for the planting of trees, shrubs, ground cover and other natural vegetation.

"Open space, usable" means an open space that is of appropriate size, shape, location and
topographic siting so that it provides landscaping, pedestrian access or opportunity for outdoor
recreational activity. Parking areas and driveways are not usable open spaces.

"Open space, private usable " means usable open space that is intended to be used only by
the occupants of one ground-related dwelling unit.

"Ornamental feature" means a decorative object such as a lintel, cornice or sunshades
extending from a structure.

"Outdoor display of rental equipment" means an outdoor area where merchandise
available for rent is displayed, and that is freely accessible to the public. Outdoor display of
rental equipment may be the principal use of a lot or may be accessory to a commercial use
where the rental transactions occur within a structure.

"Outdoor sales" means an outdoor area where merchandise is sold or is displayed for sale, and which is freely accessible to the public, except that automotive retail sales areas shall be considered outdoor sales whether freely accessible or not. Outdoor sales may be the principal use of a lot or may be accessory to a commercial use where the sales transactions occur within a structure.

"Outdoor storage." See "Storage."

"Overhead weather protection" means a nonstructural feature, such as a canopy, awning or marquee, or a structural feature, such as a building overhang or arcade, that extends from a building and provides pedestrians with protection from inclement weather and adds visual interest at street level.

"Owner" means any person having a legal or equitable interest in, title to, responsibility for, or possession of a building or property, including, but not limited to, the interest of a lessee, guardian, receiver or trustee, and any duly authorized agent of the owner.

"Owner occupancy" means occupancy of a dwelling by the legal owner as reflected in title records, or by the contract purchaser. The owner occupant of a residence containing an accessory dwelling unit must have an interest equal to or greater than any other partial owner of the property, and the owner occupant's interest must be fifty (50) percent or greater.

23.84A.030 "P."

"Panoram, adult." See "Entertainment use."

"Parcel park" means an amenity feature consisting of a small open space that is accessible to the public and that provides downtown pedestrians an opportunity to rest and relax in a developed urban environment through such amenities as seating, landscaping and artwork.

"Park." See "Parks and open space".

"Park and pool lot." See "Principal use parking" under "Parking and moorage" under "Transportation facility."

"Park and ride lot." See "Principal use parking" under "Parking and moorage" under "Transportation facility."

"Parking" when used as a noun means a surface parking area or parking garage.

"Parking, accessory" means one or more parking spaces that are either reserved or required for a particular use or structure.

"Parking and moorage." See "Transportation facility."

"Parking garage" means a structure or a portion of a structure used or intended to be used for parking or storage of vehicles.

"Parking, long-term" means one or more long-term parking spaces.

"Parking, non-required" means one or more parking spaces not required by either the Land Use Code (Title 23 SMC) or the Zoning Code (Title 24 SMC) as accessory to a principal use and not required as a mitigating measure pursuant to the State Environmental Policy Act.

"Parking, principal use." See "Parking and moorage" under "Transportation facility".

"Parking screen" means a screen that effectively obscures view of off-street parking from the public right-of-way or private lots. (See also "Screen.")

"Parking, short-term" means one or more short-term parking spaces.

"Parking space" means an area for the parking of one vehicle within a parking facility or parking area, exclusive of driveways, ramps, and office and work areas.

"Parking space, long-term" means a parking space that will be occupied by the same motor vehicle for four (4) hours or more, including a space generally used by persons who commute to work by private motor vehicle or by residents.

1 "Parking space, short-term" means a parking space occupied by individual motor vehicles
2 for less than four (4) hours and generally used intermittently by shoppers, visitors, or outpatients.

3 "Parking, surface" means an open area used or intended to be used for the parking of
4 vehicles. It may be available to the public or reserved to accommodate parking for a specific
5 purpose.
6

7 "Parks and open space" means a use in which an area is permanently dedicated to
8 recreational, aesthetic, educational or cultural use and generally is characterized by its natural
9 and landscape features. A parks and open space use may be used for both passive and active
10 forms of recreation.
11

12 "Parkway" means a thoroughfare located within a park, or including a park-like
13 development and designated as a "parkway."

14 "Participant sports and recreation." See "Sports and recreation, indoor" and "Sports and
15 recreation, outdoor" under "Entertainment".

16 "Party of record" means any person, group, association or corporation that files an appeal;
17 a person granted party status through intervention; the City department making the decision or
18 determination; and the person who files an application for a permit or other type of development
19 authorization that is the subject of the appeal.
20

21 "Passenger terminal." See "Transportation facility."

22 "Paved" means surfaced with a hard, smooth surface, usually consisting of Portland
23 cement concrete or asphaltic concrete underlain by a subgrade of crushed rock.
24

25 "Pedestrian orientation" means a condition in which the location of and access to
26 structures, types of uses permitted at street level, and storefront design are based on needs of
27 persons on foot.
28

1 "Pedestrian-designated zone." See "Zone, pedestrian-designated."

2 "Pedestrian walkway" means a surfaced walkway, separated from the roadway, usually of
3 crushed rock or asphaltic concrete and following the existing ground surface (not at permanent
4 grade).

5
6 "Performing arts theater." See "Theaters and spectator sports facilities" under
7 "Entertainment."

8 "Person" means any individual, partnership, corporation, association, or public or private
9 organization of any character.

10 "Personal and household retail sales and service." See "Sales and service, general".

11 "Personal transportation services." See "Transportation services, personal."

12 "Personal wireless service." See "Communication devices and facilities."

13 "Pet grooming services." See "Retail sales and services, general."

14 "Pitched roof" means any non-horizontal roof.

15
16 "Placard" means a highly visible notice at least eleven (11) by fourteen (14) inches in size
17 with headings that can be read from a distance of seventy-five (75) feet by persons of normal
18 visual acuity.

19
20 "Planned community development (PCD)" means a zoning process that authorizes
21 exceptions from certain development standards for structures on large tracts of land in certain
22 downtown zones. A PCD is developed as a single entity through a public process.

23
24 "Planned residential development (PRD)" means a zoning mechanism that allows for
25 flexibility in the grouping, placement, size and use of structures on a fairly large tract of land. A
26 PRD is developed as a single entity, using a public process that incorporates design review.

1 "Planting strip" means that portion of a street right-of-way lying between the curb and the
2 street lot line, exclusive of the sidewalk; provided, that if there is no curb, then "planting strip"
3 means that portion of the street lying between a sidewalk and the street lot line. If there is no
4 curb and no constructed sidewalk, there is no "planting strip."
5

6 "Plat" means a map or representation of a subdivision showing the division of a tract or
7 parcel of land into lots, blocks, streets and alleys or other divisions and dedications.

8 "Playgrounds." See "Parks and open space."

9 "Plaza, urban" means an amenity feature downtown satisfying the applicable conditions
10 in the Downtown Amenity Standards.
11

12 "Porch" means an elevated platform extending from a wall of a principal structure, with
13 steps or ramps to the ground providing access by means of a usable doorway to the structure. A
14 porch may be connected to a deck. (See also "Deck.")

15 "Power plant." See "Utility."

16 "Preliminary plat" means a neat and approximate drawing of a proposed subdivision
17 showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision,
18 that is submitted to furnish a basis for the approval or disapproval of the general layout of a
19 subdivision.
20

21 "Principal structure" means the structure housing one or more principal uses as
22 distinguished from any separate structures housing accessory uses.

23 "Principal use." See "Use, principal."

24 "Private club." See "Institution. "

25 "Private usable open space." See "Open space, usable, private."

26 "Project permit" or "Project permit application." See RCW 36.70B.020.
27
28

1 "Public atrium" means a feature consisting of an indoor public open space that provides
2 opportunities for passive recreational activities and events, and for public gatherings, in an area
3 protected from the weather, and including such amenities as seating, landscaping and artwork.

4 "Public benefit feature" means an amenity, use, or other feature of benefit to the public in
5 a Downtown zone, that is provided by a developer and that can satisfy wholly or in part
6 conditions to qualify for an increase in chargeable floor area. Examples include public open
7 space, pedestrian improvements, housing, and provision of human services.

8 "Public Benefit Features Rule" means the DPD Director's Rule 20-93, subject heading
9 Public Benefit Features: Guidelines for Evaluating Bonus and TDR Projects, Administrative
10 Procedures and Submittal Requirements in Downtown Zones, to the extent the provisions thereof
11 have not been superseded by amendments to, or repeal of, provisions of this title. References to
12 the "Public Benefit Features Rule" for provisions on a particular subject also shall include, where
13 applicable, any successor rule or rules issued by the Director to incorporate provisions on that
14 subject formerly included in Rule 20-93, with any appropriate revisions to implement
15 amendments to this title since the date of such rule.

16 "Public boat moorage." See "Boat moorage, public."

17 "Public convention center" means a public facility of three hundred thousand (300,000)
18 square feet or more, the primary purpose of which is to provide facilities for regional, national
19 and international conventions and that is owned, operated or franchised by a unit of general or
20 special-purpose government. A public convention center may include uses such as shops,
21 personal services and restaurants, which may be owned, operated or franchised by either a unit of
22 general- or special-purpose government or by a private entity.

23 "Public display space." See "Museum."

1 "Public facility" means a public project or city facility.

2 "Public project" means a facility owned, operated or franchised by a unit of general or
3 special-purpose government except The City of Seattle.

4 "Public school site, existing" means any property acquired and developed for use by or
5 for the proposed public school before November 12, 1985. A public school site may be divided
6 by streets or alleys.

7 "Public school site, new" means any property that has not been previously developed for
8 use by a public school that is to be constructed, expanded or remodeled. A public school site may
9 be divided by streets or alleys. A school property may include both a new school site and
10 existing school sites.

11
12
13 **23.84A.032 "R."**

14 "Rain garden" means a landscaped area designed with soils and plantings to intercept
15 rainwater in order to slow stormwater runoff.

16 "Rail transit facility." See "Transportation facility."

17 "Railroad switchyard." See "Vehicle storage and maintenance" under "Transportation
18 facility."

19 "Railroad switchyard with mechanized hump." See "Vehicle storage and maintenance"
20 under "Transportation facility."

21 "Receive-only communication device." See "Communication devices and utilities."

22 "Reception window obstruction." See "Communication devices and utilities."

23 "Recreational area, common" means a space of appropriate size, shape, location and
24 topographic siting to provide landscaping, pedestrian access or opportunity for recreational
25

activity, either in or out of doors, for all the residents of a structure containing dwelling units.

Parking areas and driveways are not common recreational areas.

"Recreational marina." See "Boat moorage" under "Parking and moorage" under
"Transportation facility."

"Recreational vehicle" means a wheeled vehicle designed for temporary occupancy with
self-contained utility systems and not requiring a separate highway movement permit for
highway travel. A recreational vehicle is not a dwelling unit.

"Recycling." See "Utility."

"Religious facility." See "Institution."

"Research and development laboratory." See "Laboratory, research and development."

"Residential amenity" means an area that provides opportunity for recreational activity
for residents of a development or structure.

"Residential district identification sign" means an off-premises sign that gives the name
of the group of residential structures, such as a subdivision or cluster development.

"Residential structure" means a structure containing only residential uses and permitted
uses accessory to the residential uses.

"Residential use" means any one (1) or more of the following:

1. "Accessory dwelling unit" means an additional room or set of rooms located
within an owner-occupied single-family structure or within an accessory structure on the
same lot as an owner-occupied single-family dwelling unit, meeting the standards of
Section 23.44.041 and designed, arranged, occupied or intended to be occupied by not
more than one household as living accommodations independent from any other
household.

2. "Adult family home" means a residential use as defined and licensed as such by
The State of Washington in a dwelling unit.

3. "Artist's studio/dwelling" means a combination working studio and dwelling
unit for artists, consisting of a room or suite of rooms occupied by not more than one
household.

4. "Assisted living facility" means a use licensed by The State of Washington as a
boarding home pursuant to RCW 18.20, for people who have either a need for assistance
with activities of daily living (which are defined as eating, toileting, ambulation, transfer
[e.g., moving from bed to chair or chair to bath], and bathing) or some form of cognitive
impairment but who do not need the skilled critical care provided by nursing homes. An
"assisted living facility" contains multiple assisted living units. An assisted living unit is a
dwelling unit permitted only in an assisted living facility.

5. "Caretaker's quarters" means a use accessory to a nonresidential use consisting
of a dwelling unit not exceeding eight hundred (800) square feet of living area and
occupied by a caretaker or watchperson.

6. "Congregate residence" means a use in which rooms or lodging, with or without
meals, are provided for nine (9) or more non-transient persons not constituting a single
household, excluding single-family dwelling units for which special or reasonable
accommodation has been granted.

7. "Detached accessory dwelling unit" means an additional room or set of rooms
located within an accessory structure on the same lot as an owner-occupied single-family
dwelling unit, meeting the standards of Section 23.44.041, and designed, arranged,

1 occupied or intended to be occupied by not more than one (1) household as living
2 accommodations independent from any other household.

3 8. "Domestic violence shelter" means a dwelling unit managed by a nonprofit
4 organization, which unit provides housing at a confidential location and support services
5 for victims of family violence.
6

7 9. "Floating home" means a dwelling unit constructed on a float, that is moored,
8 anchored or otherwise secured in the water.

9 10. "Mobile home park" means a use in which a tract of land is rented for the use
10 of more than one (1) mobile home occupied as a dwelling unit.
11

12 11. "Multifamily structure" means a structure or portion of a structure containing
13 two (2) or more dwelling units, but does not include a single-family dwelling unit.

14 12. "Nursing home" means a residence, licensed by the state, that provides full-
15 time convalescent and/or chronic care for individuals who, by reason of chronic illness or
16 infirmity, are unable to care for themselves, but that does not provide care for the acutely
17 ill or surgical or obstetrical services. This definition excludes hospitals and sanitariums.
18

19 13. "Single-family dwelling unit" means a detached structure having a permanent
20 foundation, containing only one (1) dwelling unit, except that the structure may also
21 contain an accessory dwelling unit where expressly authorized pursuant to this title. A
22 detached accessory dwelling unit is not considered a single-family dwelling unit for
23 purposes of this chapter.
24

25 "Restaurant." See "Eating and drinking establishment."

26 "Retail sales and services, automotive." See "Sales and services, automotive."

27 "Retail sales and services, general." See "Sales and services, general."
28

"Retail sales and services, non-household." See "Sales and services, heavy"

"Retail sales, major durables." See "Sales and services, heavy"

"Retail sales, multi-purpose." See "Sales and services, general"

"Retail shopping" means an amenity feature consisting of uses provided at street level that contribute to pedestrian activity and interest.

"Rezone" means an amendment to the Official Land Use Map to change the zone classification of an area.

"Right-of-way" means a strip of land platted, dedicated, condemned, established by prescription or otherwise legally established for the use of pedestrians, vehicles or utilities.

"Right-of-Way Improvements Manual" means a set of detailed standards for street, alley and easement construction, adopted by a joint Administrative Rule of Seattle Department of Transportation and the Department of Planning and Development.

"Roadway" means that portion of a street improved, designed, or ordinarily used for vehicular travel and parking, exclusive of the sidewalk or shoulder. Where there is a curb, the roadway is the curb-to-curb width of the street.

"Roof, butterfly." See "Butterfly roof."

"Roof, shed." See "Shed roof."

"Rooftop feature" means any part of or attachment to the structure that projects above a roof line.

"Rules" means administrative regulations promulgated and adopted pursuant to this Land Use Code and the Administrative Code.

"Rural development credit" means the allowance of floor area on a receiving lot that results from the transfer of development potential from rural unincorporated King County to the

Downtown Urban Center pursuant to King County Code Chapter 21A.55 or successor provisions and pursuant to the provisions of Section 23.49.011.

23.84A.036 "S."

"Sale and rental of large boats." See " Sales and services, marine."

"Sale and rental of motorized vehicles." See "Sales and services, automotive."

"Sale and rental of small boats, boat parts and accessories." See "Sales and services, marine."

"Sale of heating fuel." See "Commercial sales, heavy" under "Sales and services, heavy."

"Sales and rental of commercial equipment and construction materials." See "Commercial sales, heavy" under "Sales and services, heavy."

"Sales and services, automotive" means a commercial use in which motorized vehicles or vehicle parts are rented, sold, serviced or repaired. Automotive sales and services uses exclude sales and services primarily relating to electric scooters or electric assisted bicycles. Automotive sales and services uses include but are not limited to the following:

1. "Retail sales and services, automotive" means an automotive sales and service use in which goods are rented or sold primarily for use in motor vehicles or minor services are provided to motor vehicles. Uses in this category may include gas stations, car washes, minor repair of vehicles not falling under the definition of major automotive vehicle repair, and towing of vehicles when no more than two (2) trucks are used or kept on site for towing purposes.

2. "Sales and rental of motorized vehicles" means an automotive sales and service use in which operable motorized vehicles, such as cars, trucks, buses, recreational

vehicles or motorcycles, or related non-motorized vehicles, such as trailers, are rented or sold.

3. "Vehicle repair, major automotive" means an automotive sales and service use in which one (1) or more of the following activities are carried out:

a. Reconditioning of any type of motorized vehicle, including any repairs made to vehicles over ten thousand (10,000) pounds gross vehicle weight;

b. Collision services, including body, frame or fender straightening or repair;

c. Overall painting of vehicles or painting of vehicles in a paint shop;

d. Dismantling of motorized vehicles in an enclosed structure.

"Sales and services, general" means one of the uses listed below, in which goods are rented or sold or services are provided primarily for household and personal use rather than for business establishments, institutions, or government agencies, but excluding medical services and uses in which goods are sold that primarily need to be delivered by truck, such as building materials, major durables and/or heating fuel.

1. "Retail sales and services, general" means a general sales and service use which is not a multi-purpose retail sales use. General retail sales and services include general retail sales uses, general services uses, and customer service office uses. Examples of general retail sales include but are not limited to bookstores, florists, and clothing stores. Examples of general services include but are not limited to shoe repair, hair cutting salons, pet grooming, and dry cleaning. Customer service offices are uses in which services are provided to individuals and households in an office setting in a manner which encourages walk-in clientele and in which generally an appointment is not needed

1 to conduct business, including but not limited to uses such as branch banks, travel
2 agencies, brokerage firms, real estate offices, and government agencies that provide
3 direct services to clients.

4 2. "Retail sales, multipurpose" means a general sales and service use in which a
5 wide range of items frequently purchased for household use are rented or sold. Examples
6 of multi-purpose retail sales include but are not limited to grocery, hardware, drug, and
7 variety stores.
8

9 "Sales and services, heavy " means one of the following uses:
10

11 1. "Retail sales and services, Non-household" means a heavy sales and service use
12 in which goods and services are provided primarily for businesses, institutions and/or
13 government agencies, rather than for households. Examples include but are not limited to
14 business support services, and the sale of office or restaurant supplies. Non-household
15 retail sales and services include, but are not limited to:

16 a. "Business support services." means a non-household retail sales and
17 service use in which services are provided primarily for businesses, institutions
18 and/or government agencies, rather than for households. Examples include but are
19 not limited to blueprint companies, medical laboratories, merchant banks,
20 assaying services and microfilming and copying services.
21

22 2. " Retail sales, major durables" means a heavy sales and service use in which
23 large household items, such as but not limited to furniture or appliances, are rented or
24 sold.
25

26 3. "Commercial sales, heavy" means a heavy sales and services use in which
27 goods that primarily require delivery or pickup by truck are sold. Examples include but
28

1 are not limited to the sale of construction materials, heating fuel, or industrial supplies.

2 Sales are retail and/or wholesale, and are made primarily to businesses rather than to
3 individual households, or primarily delivered directly to households without customers
4 visiting the business.
5

6 4. "Commercial services, heavy" means a heavy sales and service use that
7 provides services that require significant truck traffic or the use, storage and disposal of
8 chemicals as a significant part of the functioning of the business. Heavy commercial
9 services include but are not limited to the following:
10

11 a. "Commercial laundry" means a heavy commercial service use in which
12 items such as clothing and linens are cleaned. This definition includes uses such
13 as laundering for hospitals, restaurants, hotels and diaper cleaning services, as
14 well as rug and dry cleaning plants where on-premises retail services to individual
15 households are incidental to the operation of the plant.
16

17 b. "Construction services" means a heavy commercial service in which
18 construction contracting services, including the final processing of building
19 materials such as but not limited to the mixing of concrete or the heating of
20 asphalt, are provided; or in which construction equipment is stored, either in
21 conjunction with an office or as a separate use, but not including a construction
22 site.
23

24 c. "Building maintenance services" means a heavy commercial service use
25 that provides maintenance and cleaning services to other business establishments.
26

27 5. "Wholesale showroom" means a heavy sales and service use in which
28 merchandise is displayed and sold at wholesale to business representatives for resale,

rather than to the general public for direct consumption, and that includes storage of goods for sale.

"Sales and services, marine." means one or more of the following uses:

1. "Vessel repair, major" means a marine retail sales and service use in which ferrous hulls are repaired; or in which boats and ships sixty-five (65) feet or more in length are converted, rebuilt, painted, repaired, or dismantled. Associated activities may include welding and sandblasting, as part of this use.

2. "Vessel repair, minor" means a marine retail sales and service use, other than major vessel repair, in which one (1) or more of the following activities take place:

- a. General boat engine and equipment repair;
- b. The replacement of new or reconditioned parts;
- c. Repair of boat hulls;
- d. Painting and detailing; and
- e. Rigging and outfitting.

3. "Marine service station" means a marine retail sales and service use in which fuel for boats is sold, and for which accessory uses including, but not limited to, towing or minor vessel repair may also be provided.

4. "Sale and rental of small boats, boat parts and accessories" means a marine retail sales and service use in which goods are rented or sold primarily for use on boats and ships, but excluding uses in which fuel for boats and ships is the primary item sold. Examples of goods sold include navigational instruments, marine hardware and paints, nautical publications, nautical clothing such as foul weather gear, marine engines, and boats less than sixteen (16) feet in length.

5. "Sale or rental of large boats" means a marine retail sales and service use in which boats sixteen (16) feet or more in length are rented or sold.

"Sales, service and rental of office equipment." See "Retail sales and services, non-household" under "Sales and services, heavy."

"Sales, service and rental of commercial equipment and construction materials." See "Commercial sales, heavy" under "Sales and services, general."

"Salvage and recycling." See "Utility."

"Sanitarium" means "Hospital."

"Satellite dish antenna." See "Communication devices and utilities"

"Scale" means the spatial relationship among structures along a street or block front, including height, bulk and yard relationships.

"Scenic route" means any of those streets designated by the Land Use Code as scenic routes.

"Scenic view section" means a section of the traveled way of a freeway, expressway, parkway, or scenic route that has been so designated by this Code.

"School, elementary or secondary." See "Institution."

"Screen" means a continuous wall or fence that effectively obscures view of the property that it covers and that is broken only for access drives and walks. See "Parking screen."

"Screening" means a screen, hedge or landscaped berm that effectively obscures a view between a use or activity and another use or activity.

"SEPA" means the State Environmental Policy Act.

"Setback" means the minimum required distance between a structure or portion thereof and a lot line of the lot on which it is located, or another line described in a particular section of this title.

"Sewage treatment plant." See "Utility."

"Shared-use facility." See "Communication devices and utilities."

"Shed roof" means a roof having only one (1) sloping plane.

"Shopping atrium" means a feature consisting of a large enclosed space that is accessible to the public, and that provides a combination of retail stores and passive recreational space in a weather-protected, convenient, and attractive atmosphere for shoppers that also contributes to the activity and visual interest at street level.

"Shopping corridor" means a feature consisting of a passage that goes through a block and connects two avenues, and that is lined with retail uses, in order to make pedestrian circulation more convenient, provide more frontage for shops, give protection to pedestrians from inclement weather, and shorten walking distances.

"Short plat" means a map or representation of a short subdivision.

"Short plat approval, fully complete application." See "Application."

"Short subdivision" means the division or redivision of land into nine (9) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, development or financing.

"Shoulder" means the graded area between the roadway edge and the sidewalk, or slope line where there is no sidewalk, on the portion of a street where there are no curbs.

"Shrub" means a plant defined as a shrub in the Sunset Western Garden Book, 7th Edition, 2001.

1 “Shrub, large” means a shrub normally expected to be taller than three (3) feet at
2 maturity.

3 "Sidewalk" means a hard-surfaced pedestrian walkway, usually of Portland cement
4 concrete, separated from the roadway by a curb, planting strip or roadway shoulder.

5 "Sidewalk widening" means an extension of the surface of a sidewalk, generally onto
6 private property, which is free of all permanent obstructions.

7 "Sight triangle" means the area on both sides of a driveway that must be clear of any
8 obstruction to permit optimal visibility from the driveway to the sidewalk and street.

9 "Sign" means any medium, including structural and component parts, that is used or
10 intended to be used to attract attention to the subject matter for advertising, identification or
11 informative purposes.

12 "Sign, advertising" means a sign directing attention to a business, profession, commodity,
13 service or entertainment conducted, sold or offered elsewhere than upon the lot where the sign is
14 located.

15 "Sign, awning" means graphics on a fixed awning used or intended to be used to attract
16 attention to the subject matter for advertising, identification, or informative purposes. An awning
17 sign shall not be considered a fabric sign.

18 "Sign, business" means an on-premises sign directing attention to a business, profession,
19 commodity, service or entertainment conducted, sold or offered on the lot where the sign is
20 located. This definition shall not include signs located within a structure except those signs
21 oriented so as to be visible through a window.

1 "Sign, canopy" means graphics on a canopy used or intended to be used to attract
2 attention to the subject matter for advertising, identification, or information purposes. A canopy
3 sign shall not be considered a fabric sign.

4 "Sign, changing-image" means a sign, including a sign using a video display method,
5 which changes its message or background by means of electrical, kinetic, solar or mechanical
6 energy, not including message board signs. A video display method is a method of display
7 characterized by real-time, full-motion imagery of at least television quality.

8 "Sign, chasing" means a sign that includes one or more rows of lights that light up in
9 sequence.

10 "Sign, combination" means any sign incorporating any combination of the features of
11 freestanding, projecting, and roof signs. The individual requirements of roof, projecting and pole
12 signs shall be applied for combination signs incorporating any or all of the requirements
13 specified in this Code.

14 "Sign, double-faced" means a sign that has two display surfaces in approximately parallel
15 planes backed against each other or against the same background, one face of which is designed
16 to be seen from one direction and the other from the opposite direction.

17 "Sign, electric" means any sign containing electrical wiring, but not including signs
18 illuminated by an exterior light source.

19 "Sign, environmental review" means a sign with dimensions of four (4) feet by eight (8)
20 feet constructed of a durable material, required for public notice of proposed land use actions
21 according to Chapter 23.76, Procedures for Master Use Permits and Council Land Use
22 Decisions.

23 "Sign, externally illuminated" means a sign illuminated by an exterior light source.
24
25
26
27
28

"Sign, fabric" means a sign made of canvas, cloth or similar nonrigid material, but not including a canopy sign.

"Sign, flashing" means an electrical sign or portion of an electrical sign that changes light intensity in sudden transitory bursts. Flashing signs do not include changing image or chasing signs.

"Sign, freestanding" means a pole or ground sign.

"Sign, ground" means a sign that is six (6) feet or less in height above ground level and is supported by one (1) or more poles, columns or supports anchored in the ground.

"Sign, identification" means any ground, wall or roof sign which displays only (1) the name, address and/or use of the premises; and/or (2) noncommercial messages.

"Sign kiosk" means a small freestanding sign structure visible to the public used for posting small signs.

"Sign, land use" means a sign with dimensions of at least eighteen (18) inches by twenty-four (24) inches but smaller than an environmental review sign, constructed of a durable material, required for public notice of proposed land use actions according to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions.

"Sign, large" means a sign four (4) by eight (8) feet, constructed of a durable material.

"Sign, marquee" means a sign placed on, constructed in or attached to a marquee.

"Sign, message board" means an electric sign which has a readerboard for the display of information, such as time, temperature, of public service or commercial messages, which can be changed through the turning on and off of different combinations of light bulbs within the display area.

1 "Sign, off-premises" means a sign relating, through its message and content, to a business
2 activity, use, product or service not available on the premises upon which the sign is erected.

3 "Sign, off-premises directional" means an off-premises sign used to direct pedestrian or
4 vehicular traffic to a facility, service, or business located on other premises within one thousand
5 five hundred (1,500) feet of the sign, which sign does not include any reference to brand names
6 of products or services whether or not available on such other premises, except the name of the
7 facility, service or business.
8

9 "Sign, on-premises" means a sign or sign device used solely by a business establishment
10 on the lot where the sign is located that displays either (1) commercial messages that are strictly
11 applicable only to a use of the premises on which it is located, including signs or sign devices
12 indicating the business transacted, principal services rendered, goods sold or produced on the
13 premises, name of the business, and name of the person, firm or corporation occupying the
14 premises; or (2) noncommercial messages. This definition shall not include signs located within
15 a structure except those signs oriented so as to be visible through a window.
16
17

18 "Sign, on-premises directional" means an on-premises incidental sign designed to direct
19 pedestrian or vehicular traffic.

20 "Sign, pole" means a sign wholly supported by a structure in the ground.

21 "Sign, portable" means a sign that is not permanently affixed and is designed for or
22 capable of being moved, except those signs explicitly designed for people to carry on their
23 persons or that are permanently affixed to motor vehicles.
24

25 "Sign, projecting" means a sign other than a wall sign, that projects from and is supported
26 by a wall of a structure.
27
28

"Sign, public" means a sign in the right-of-way that is at least partially funded by public funds and is intended to carry messages of interest to the public.

"Sign, roof" means a sign erected upon or above a roof or parapet of a building or structure.

"Sign, rotating" means a sign that revolves on a fixed axis.

"Sign, side-by-side" means advertising signs that are adjacent to each other on the same plane and facing in the same direction, either on the same structure or within twenty-five (25) feet of one another.

"Sign, temporary" means any sign that is to be displayed for a limited period of time only, including but not limited to, banners, pennants, streamers, fabric signs, wind-animated objects, clusters of flags, festoons of lights and searchlights. A temporary sign may be of rigid or non-rigid construction.

"Sign, under-marquee" means a lighted or unlighted sign attached to the underside of a marquee.

"Sign, visually blocked" means an advertising sign that is located against or attached to a building, thereby visible from only one (1) direction. To be considered visually blocked, the advertising sign must be within eight (8) feet of any building wall or walls that are used to block the back side of the advertising sign and the advertising sign cannot project above or beyond the blocking wall or walls.

"Sign, wall" means any sign attached to and supported by a wall of a structure, with the exposed face of the sign on a plane parallel to the plane of the wall, or any sign painted directly on a building facade.

"Single-family dwelling unit." See "Residential use."

"Single-occupant facility." See "Telecommunication facility, single-occupant" under "Communication devices and utilities."

"Skylight" means an opening in a roof that is covered with translucent or transparent material, designed to admit light, and incidental to the roof itself.

"Solar access" means the amount of unrestricted sunlight that reaches a structure, or portion thereof.

"Solar collector" means any device used to collect direct sunlight for use in the heating or cooling of a structure, domestic hot water, or swimming pool, or the generation of electricity.

"Solar greenhouse" means a solar collector that is a structure or portion of a structure utilizing glass or similar glazing material to collect direct sunlight for space heating purposes.

"Solid waste incineration facilities." See "Solid waste management" under "Utility."

"Solid waste landfills." See "Solid waste management" under "Utility"

"Solid waste management." See "Utility."

"Solid waste transfer station." See "Solid waste management" under "Utility."

"Spectator sports facility." See "Theaters and spectator sports facilities" under "Entertainment"

"Sports and recreation, Indoor." See "Entertainment."

"Sports and recreation, outdoor." See "Entertainment."

"Storage" means a use in which goods or products are stored more than (72) hours.
Storage uses include but are not limited to the following uses:

1. "Mini-warehouse" means a storage use in which enclosed storage space divided into separate compartments no larger than five hundred (500) square feet in area is

provided for use by individuals to store personal items or by businesses to store material for operation of a business establishment at another location.

2. "Warehouse" means a storage use in which space is provided in an enclosed structure for the storage of goods produced off-site, for distribution or transfer to another location.

3. "Storage, outdoor" means a storage use in which an outdoor area is used for retention of materials, containers and/or equipment. Outdoor storage does not include sale, repair, incineration, recycling or discarding of materials or equipment. Outdoor storage areas are not accessible to the public unless an agent of the business is present. Outdoor parking areas for two (2) or more fleet vehicles of more than ten thousand (10,000) pounds gross vehicle weight shall also be considered outdoor storage.

Temporary outdoor storage of construction equipment and materials associated with an active permit to demolish or erect a structure and vehicle sales areas where motorized vehicles are stored for the purpose of direct sale to the ultimate consumer shall not be considered outdoor storage.

"Story" means that portion of a structure included between the surface of any floor and the surface of the floor next above, except that the highest story is that portion of the structure included between the highest floor surface and the ceiling or roof above.

"Street" means a right-of-way that is intended to provide or that provides a roadway for general vehicular circulation, is the principal means of vehicular access to abutting properties and includes space for utilities, pedestrian walkways, sidewalks and drainage. Any such right-of-way shall be included within this definition, regardless of whether it has been developed or not.

"Street, arterial" means every street, or portion thereof, designated as an arterial on Exhibit 23.53.015 A.

1. "Collector arterial" means a street or portion thereof designated as such on Exhibit 23.53.015 A.

2. "Minor arterial" means a street or portion thereof designated as such on Exhibit 23.53.015 A or on Map 1B for Chapter 23.49, or both.

3. "Principal arterial" or "major arterial" means a street or portion thereof designated as such on Exhibit 23.53.015 A or on Map 1B for Chapter 23.49, or both.

"Street, existing" means any street that is not a new street.

"Street-facing façade." See "Facade, street-facing".

"Street level" or "street-level" means the same grade as an abutting street or streets, or at that grade, as the context may require.

"Street-level facade" see "Facade, street-level".

"Street, new" means a street proposed to be created through the platting process, or by dedication to the City as part of a development proposal.

"Street, private" means a named, private permanent access easement exceeding thirty-two (32) feet in width not dedicated to public use but that provides a roadway at least twenty-four (24) feet wide for internal use within a subdivision or development, and that includes sidewalks and space for utilities and drainage. A private street shall be treated as a street for purposes of application of development standards to abutting properties.

"Streetscape" means the visual character of a street as determined by various elements such as structures, landscaping, open space, natural vegetation and view.

"Structural alterations" means any change in the supporting members of a building, such as foundations, bearing walls or bearing partitions, columns, beams or girders, or any structural change in the roof.

"Structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs, but not including poles, flowerbed frames and such minor incidental improvements.

"Structure depth" means that dimension of a structure extending between the front and rear lot lines.

"Structure width" means that dimension of a structure extending between side lot lines.

"Structure, accessory." See "Accessory structure."

"Structure, detached" means a structure having no common or party wall with another structure.

"Structure, enclosed" means a roofed structure or portion of a structure having no openings other than fixed windows and such exits as are required by law, and which is equipped with self-closing doors.

"Structure, nonconforming." See "Nonconforming structure."

"Structure, nonresidential." See "Nonresidential structure."

"Structure, principal." See "Principal structure."

"Structure, residential." See "Residential structure."

"Structure, single-family." See "Single-family dwelling unit."

"Subdivision" means the division or redivision of land into ten (10) or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

1 "Submerged land" means all lands waterward of the ordinary high water mark or mean
2 higher high water, whichever is higher.

3 "Substandard size lot" means a lot that contains less land than the minimum size required
4 for the zone in which it is located.

5
6 **23.84A.038 "T."**

7 "Tandem houses" means two (2) unattached ground-related dwelling units occupying the
8 same lot.

9 "Tandem parking" means one (1) car parked behind another where aisles are not
10 provided.

11
12 "Transferable development rights" or "TDR" means development potential, measured in
13 square feet of gross floor area, that may be transferred from a lot pursuant to provisions of this
14 Title. Such terms do not include development credits transferable from King County pursuant to
15 the City/County Transfer of Development Credits (TDC) program established by Ordinance
16 119728, or other rural development credits, nor do they include development capacity
17 transferable between lots pursuant to Planned Community Development provisions. These terms
18 do not denote or imply that the owner of TDR has a legal or vested right to construct or develop
19 any project or to establish any use.

20
21 "TDR, DMC housing" means TDR that are eligible for transfer based on the status of the
22 sending lot as a DMC housing TDR site and, if they would be eligible for transfer on any other
23 basis, are designated by the applicant seeking to use such TDR on a receiving lot as DMC
24 housing TDR.
25
26
27
28

1 "TDR, housing" means TDR that are eligible for transfer based on the status of the
2 sending lot as a housing TDR site and, if they would be eligible for transfer on any other basis,
3 are designated by the applicant seeking to use such TDR on a receiving lot as housing TDR.

4 "TDR, Landmark" means TDR that are eligible for transfer based on the landmark status
5 of the sending lot or a structure on such lot, except Landmark housing TDR.
6

7 "TDR, Landmark housing" means TDR that are eligible for transfer based on the status
8 of the sending lot as a Landmark housing TDR site and, if they would be eligible for transfer on
9 any other basis, are designated by the applicant seeking to use such TDR on a receiving lot as
10 Landmark housing TDR.
11

12 "TDR, open space" means TDR that may be transferred from a lot or lots based on the
13 provision of public open space meeting certain standards on that lot.

14 "TDR site, DMC housing" means a lot meeting the following requirements:

- 15 1. The lot is located in a Downtown Mixed Commercial (DMC) zone;
- 16 2. Each structure to be developed on the lot has or will have a minimum of fifty
17 (50) percent of total gross above-grade floor area committed to low-income housing for a
18 minimum of fifty (50) years, unless such requirement is waived or modified by the
19 Director of the Office of Housing for good cause;
- 20 3. The lot will have above-grade gross floor area equivalent to at least one (1)
21 FAR committed to very low-income housing use for a minimum of fifty (50) years; and
22 4. The low-income housing and very low-income housing commitments on the lot
23 comply with the standards in Section 23.49.012 B1b and are memorialized in a recorded
24 agreement between the owner of such low-income and very low-income housing and the
25 Director of the Office of Housing.
26
27
28

1 “TDR site, housing” means a lot meeting the following requirements:

2 1. The lot is located in any Downtown zone except PMM, DH-1 and DH-2 zones;

3 2. Each structure on the lot has a minimum of fifty (50) percent of total gross
4 above-grade floor area committed to low-income housing for a minimum of fifty (50)
5 years;
6

7 3. The lot has above-grade gross floor area equivalent to at least one (1) FAR
8 committed to very low-income housing use for a minimum of fifty (50) years;

9 4. The above-grade gross floor area on the lot committed to satisfy the conditions
10 in subsections 2 and 3 of this definition is contained in one or more structures existing as
11 of the date of passage of Ordinance 120443 and such area was in residential use as of
12 such date, as demonstrated to the satisfaction of the Director of the Office of Housing;
13 and
14

15 5. The low-income housing and very low-income housing commitments on the lot
16 comply with the standards in Section 23.49.012 B1b and are memorialized in a recorded
17 agreement between the owner of such low-income and very low-income housing and the
18 Director of the Office of Housing.
19

20 “TDR site, Landmark housing” means a lot meeting the following requirements:

21 1. The lot is located in any Downtown zone except IDM, IDR, PSM, PMM, DH-1
22 and DH-2 zones;

23 2. The lot contains a designated landmark under SMC 25.12 and such structure
24 will be renovated to include a minimum of fifty (50) percent of total gross above-grade
25 floor area committed to low-income housing for a minimum of fifty (50) years;
26
27
28

3. The lot has or will have above-grade gross floor area equivalent to at least one
(1) FAR committed to very low-income housing use for a minimum of fifty (50) years;

4. The low-income housing and very low-income housing commitments on the lot
comply with the standards in Section 23.49.012 B1b and are memorialized in a recorded
agreement between the owner of such low-income and very low-income housing and the
Director of the Office of Housing.

"TDR site, open space" means a lot that has been approved by the Director as a sending
lot for open space TDR, which approval is still in effect, and for which all the conditions to
transfer open space TDR have been satisfied.

"Terraced housing" means a multi-family structure located on a sloping site in which a
series of flat rooftops at different heights function as open space for abutting units.

"Theaters and spectator sports facilities." See "Entertainment."

"Topographic break" means a separation of two (2) areas by an abrupt change in ground
elevation.

"Towing service." See "Parking and moorage" under "Transportation facility."

"Townhouse" means a form of ground-related housing in which individual dwelling units
are attached along at least one (1) common wall to at least one (1) other dwelling unit. Each
dwelling unit occupies space from the ground to the roof and has direct access to private open
space. No portion of a unit may occupy space above or below another unit, except that
townhouse units may be constructed over a common shared parking garage, provided the garage
is underground.

"Transferable development rights." See "TDR."

"Transit facility, rail." See "Transportation facility."

"Transit station, light rail." See "Rail transit facility" under "Transportation facility."

"Transit station access easement" means an easement for a pedestrian route or connection to provide direct access from street level to transit tunnel stations and concourses and/or light rail transit facilities.

"Transit station access, grade-level" means a pedestrian connection that provides direct access from street level to transit tunnel stations or concourses and/or light rail transit facilities at approximately the same level as the station mezzanine.

"Transit station access, mechanical" means a pedestrian connection that incorporates a mechanical device, such as an escalator, to provide direct access from street level to transit tunnel stations and concourses and/or light rail transit facilities.

"Transit vehicle base." See "Bus base" under "Vehicle storage and maintenance" under "Transportation facility."

"Transparent" when used with reference to material in windows, doors and display windows, means clear or lightly tinted.

"Transmission tower." See "Communications utilities and devices."

"Transportation facility" means a use that supports or provides a means of transporting people and/or goods from one location to another. Transportation facilities include but are not limited to the following:

1. "Rail transit facility" means a transportation facility used for public transit by rail. Rail transit facilities include but are not limited to the following:

a. "Light rail transit system" means a public rail transit line that operates at grade level, above grade level, or in a tunnel and that provides high-capacity, regional transit service, owned or operated by a regional transit authority

1 authorized under Chapter 81.112 RCW. A light rail transit system may be
2 designed to share a street right-of-way although it may also use a separate right-
3 of-way. Commuter rail, and low capacity, or excursion rail transit service, such as
4 the Waterfront Streetcar or Seattle Monorail, are not included.
5

6 b. "Light rail transit facility" means a structure, rail track, equipment,
7 maintenance base or other improvement of a light rail transit system, including
8 but not limited to ventilation structures, traction power substations, light rail
9 transit stations and related passenger amenities, bus layover and intermodal
10 passenger transfer facilities, and transit station access facilities.
11

12 c. "Light rail transit station" means a light rail transit facility whether at
13 grade, above grade or below grade that provides pedestrian access to light rail
14 transit vehicles and facilitates transfer from light rail to other modes of
15 transportation. A light rail transit station may include mechanical devices such as
16 elevators and escalators to move passengers and may also include such passenger
17 amenities as informational signage, seating, weather protection, fountains,
18 artwork or concessions.
19

20 d. "Monorail transit system" means a transportation system that uses train
21 cars running on a guideway, along with related facilities, owned or operated by a
22 city transportation authority.
23

24 e. "Monorail transit facility" means a structure, guideway, equipment, or
25 other improvement of a monorail transit system, including but not limited to
26 monorail transit stations and related passenger amenities, power substations,
27 maintenance and/or operations centers.
28

f. "Monorail guideway" means the beams, with their foundations and all supporting columns and structures, including incidental elements for access and safety, along which a city transportation authority monorail train runs.

g. "Monorail transit station" means a monorail transit facility, whether at grade or above grade, that provides pedestrian access to monorail transit trains and facilitates transfer from monorail to other modes of transportation. A monorail transit station may include mechanical devices such as elevators and escalators to move passengers, and may also include such passenger amenities as informational signage, seating, weather protection, fountains, artwork or concessions.

2. "Air transportation facility" means one of the following transportation facilities:

a. "Airport, land-based" means a transportation facility used for the takeoff and landing of airplanes.

b. "Airport, water-based" means a transportation facility used exclusively by aircraft that take off and land directly on the water.

c. "Heliport" means a transportation facility in which an area on a roof or on the ground is used for the takeoff and landing of helicopters or other steep-gradient aircraft, and one (1) or more of the following services are provided: cargo facilities, maintenance and overhaul, fueling service, tie-down space, hangers and other accessory buildings and open spaces.

d. "Helistop" means a transportation facility in which an area on a roof or on the ground is used for the takeoff and landing of helicopters or other steep-

gradient aircraft, but not including fueling service, hangars, maintenance,
overhaul or tie-down space for more than one (1) aircraft.

3. "Passenger terminal" means a transportation facility where passengers embark
on or disembark from carriers such as ferries, trains, buses or planes that provide
transportation to passengers for hire by land, sea or air. Passenger terminals typically
include some or all of the following: ticket counters, waiting areas, management offices,
baggage handling facilities, restroom facilities, shops and restaurants. A passenger
terminal use on the waterfront may include moorage for cruise ships and/or vessels
engaged in transporting passengers for hire. Activities commonly found aboard such
vessels, whether moored or under way, that are incidental to the transport of passengers
shall be considered part of the passenger terminal use and shall not be treated as separate
uses. Metro street bus stops, monorail transit stations, and light rail transit stations are not
included in this definition. Also excluded is the use of sites where passengers
occasionally embark on or disembark from transportation in a manner that is incidental to
a different established principal use of the site.

4. "Vehicle storage and maintenance" means a use in which facilities for vehicle
storage and maintenance are provided. Vehicle storage and maintenance uses include but
are not limited to:

a. "Transportation services, personal" means a vehicle storage and
maintenance use in which either emergency transportation to hospitals, or general
transportation by car, van, or limousine for a fee is provided. Such uses generally
include dispatching offices and facilities for vehicle storage and maintenance.

b. "Bus base" means a transportation facility in which a fleet of buses is stored, maintained, and repaired.

c. "Railroad switchyard" means a vehicle storage and maintenance use in which:

(1) Rail cars and engines are serviced and repaired; and

(2) Rail cars and engines are transferred between tracks and coupled to provide a new train configuration.

d. "Railroad switchyard with a mechanized hump" means a railroad switchyard that includes a mechanized classification system operating over an incline.

5. "Parking and moorage" means the short term or long term storage of automotive vehicles or vessels or both when not in use. Parking and moorage uses include but are not limited to:

a. "Parking, principal use" means a use in which an open area or garage is provided for the parking of vehicles by the public, and is not reserved or required to accommodate occupants, clients, customers or employees of a particular establishment or premises. Principal use parking includes but is not limited to the following uses:

(1) "Park and ride lot" means a principal use parking use where commuters park private vehicles and either join together in carpools or vanpools, or board public transit at a stop located in the park and ride lot.

(2) "Park and pool lot" means a principal use parking use, operated or approved by a public ridesharing agency, where commuters park

private vehicles and join together in carpools or vanpools for the ride to work and back, or board public transit at a stop located outside of the park and pool lot.

b. "Towing services" means a parking and moorage use in which more than two (2) tow trucks are employed in the hauling of motorized vehicles, and where vehicles may be impounded, stored or sold, but not disassembled or junked.

c. "Boat moorage" means a use, in which a system of piers, buoys or floats is used to provide moorage for vessels except barges, for sale or rent usually on a monthly or yearly basis. Minor vessel repair, haul out, dry boat storage, and other services are also often provided. Boat moorage includes, but is not limited to:

(1) "Commercial moorage" means a boat moorage primarily intended for commercial vessels except barges.

(2) "Recreational marina" means a boat moorage primarily intended for pleasure craft. (See also, "Boat moorage, public")

d. "Dry boat storage" means a use in which space on a lot on dry land, or inside a building over water or on dry land, is rented or sold to the public or to members of a yacht or boating club for the purpose of storing boats. Sometimes referred to as "dry storage."

6. "Cargo terminal" means a transportation facility in which quantities of goods or container cargo are, without undergoing any manufacturing processes, transferred to carriers or stored outdoors in order to transfer them to other locations. Cargo terminals may include accessory warehouses, railroad yards, storage yards, and offices.

1 "Traveled way" means the portion of a freeway, expressway, or parkway, and its entrance
2 or exit ramps, or scenic route, exclusive of shoulders, used for the movement of vehicles.

3 "Tree" means a plant defined as a tree in the Sunset Western Garden Book, 7th Edition,
4 2001. The size of a tree is identified as follows:

5
6 1. "Small tree" means a tree identified as a "small tree" in the Department of
7 Transportation's "Recommended Street Trees and Planting Schedules," or a tree not
8 listed in such schedules that is normally expected to have a spread less than or equal to
9 fifteen (15) feet in diameter at maturity.

10
11 2. "Small/medium tree" means a tree identified as a "small/medium tree" in the
12 Department of Transportation's "Recommended Street Trees and Planting Schedules," or
13 a tree not listed in such schedules that is normally expected to have a spread greater than
14 fifteen (15) feet and less than or equal to twenty (20) feet in diameter at maturity.

15
16 3. "Medium/large tree" means a tree identified as a "medium/large tree" in the
17 Department of Transportation's "Recommended Street Trees and Planting Schedules," or
18 a tree not listed in such schedules that is normally expected to have a spread greater than
19 twenty (20) feet and less than or equal to twenty-five (25) feet in diameter at maturity.

20
21 4. "Large tree" means a tree identified as a "large tree" in the Department of
22 Transportation's "Recommended Street Trees and Planting Schedules," or a tree not
23 listed in such schedules that is normally expected to have a spread greater than twenty-
24 five (25) feet in diameter at maturity.

25 5. "Exceptionally large tree" means a tree with a trunk diameter exceeding
26 twenty-four inches when measured at four and one-half (4.5) feet above the ground.

27 "Tree, exceptional" means a tree designated as such per Chapter 25.11.
28

"Triplex" means a single structure containing three (3) dwelling units.

23.84A.040 "U."

"Underground" means entirely below the surface of the earth excluding access.

"University." See "Institution."

"Urban plaza." See "Plaza, urban."

"Urban center" means an area designated as an urban center in Seattle's Comprehensive Plan.

"Urban center village" means a portion of a larger urban center designated in Seattle's Comprehensive Plan as an urban center village.

"Urban village" means an area designated in Seattle's Comprehensive Plan as an urban center, hub urban village or residential urban village.

"Urban village, hub" means an area designated in Seattle's Comprehensive Plan as a hub urban village.

"Urban village, residential" means an area designated in Seattle's Comprehensive Plan as a residential urban village.

"Usable open space." See "Open space, usable."

"Use" means the purpose for which land or a structure is designed, built, arranged, intended, occupied, maintained, let or leased.

"Use, accessory" means a use that is incidental to a principal use.

"Use, conditional" means a use or other feature of development that may be permitted when authorized by the Director of the Department of Planning and Development ("administrative conditional use"), or by the Council ("Council conditional use"), pursuant to specified criteria.

1 "Use, nonconforming" means a use of land or a structure that was lawful when
2 established and that does not now conform to the use regulations of the zone in which it is
3 located, or that has otherwise been established as nonconforming according to section 23.42.102.

4 "Use, principal" means a use that is not incidental to another use.
5

6 "Utility" means a use in which power, water or other similar items are provided or
7 transmitted; or sewage is treated, or solid waste is stored, transferred, recycled or incinerated.
8 High-impact uses and utility lines shall not be considered utilities. Subject to the foregoing
9 exclusions, utilities include but are not limited to the following uses:
10

11 1. "Utility services use" means a utility use that provides the system for
12 transferring or delivering power, water, sewage, stormwater runoff, or other similar
13 substances. Examples include electrical substations, pumping stations, and trolley
14 transformers.

15 2. "Communication utilities, minor." See "communication devices and utilities."
16

17 3. "Communication utilities, major." See "communication devices and utilities."
18

19 4. "Recycling" means a utility use in which recyclable materials are collected,
20 stored, and/or processed, by crushing, breaking, sorting and/or packaging, but not
21 including the collection of recyclable materials accessory to another use or any use which
22 is defined as a solid waste management use.

23 5. "Solid waste management" means a utility use in which solid waste other than
24 recyclable materials is collected, stored, processed or incinerated. Solid waste
25 management includes, but is not limited to, the following uses:

26 a. "Solid waste transfer station" means a solid waste management use in
27 which discarded materials are collected for transfer to another location for
28

disposal by compaction, shredding or separating, but does not include processing that changes the chemical content of the material.

b. "Solid waste landfills" means a solid waste management use in which solid waste is permanently placed in or on land, including sanitary landfills and compliance cell landfills.

c. "Salvage yard" means a solid waste management use in which junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including automobile wrecking yards, house-wrecking yards, and places or yards for storage of salvaged house-wrecking and structural steel materials and equipment, but only when such activity is not conducted entirely within an enclosed building, and excluding the following: pawnshops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition, used or salvaged machinery in operable condition or the processing of used, discarded or salvaged materials as a minor part of manufacturing operations.

d. "Solid waste incineration facilities" means a solid waste management use in which solid waste is reduced by mass burning, prepared fuel combustion, pyrolysis or any other means, regardless of whether or not the heat of combustion of solid waste is used to produce power. Heat-recovery incinerators and the incidental production of electricity or useful heating or mechanical energy, or cogeneration, shall not be considered a solid waste incineration facility.

6. "Sewage treatment plant" means a utility use in which sanitary or combined sewage is received, treated, and discharged, but does not include: Conveyance lines and

1 associated underground storage facilities; pumping stations; or commercial or industrial
2 facilities for "pretreatment" of sewage prior to discharge into the sewer system.

3 7. "Power plant" means a utility use in which power in the form of electricity is
4 produced by wind, solar or water forces or the combustion of materials such as coal, oil,
5 or gas and/or in which steam is produced by combustion or electricity. A nuclear power
6 plant, solid waste incineration facility and the concurrent incidental production of
7 electricity or useful heating or mechanical energy, or cogeneration, as well as the
8 recovery of waste heat, shall not be considered a power plant. The production and use of
9 electricity produced from solar energy or other sources of natural energy as an accessory
10 use is not a power plant use, and the sale of excess energy so produced is not evidence of
11 a power plant use.
12

13
14 **23.84A.042 "V."**

15 "Vacation (of public right-of-way)" means an action taken by the Council that terminates
16 or extinguishes a right-of-way easement when it is no longer necessary for a public right-of-way.
17

18 "Vanpool" means a highway vehicle with a seating capacity of eight (8) to fifteen (15)
19 persons, including the driver, that is used primarily to transfer a group of three (3) or more
20 employees between home and work.

21 "Variance" means relief from certain provisions of the Land Use Code authorized by the
22 Director or Council after determining that the criteria established for the granting of variances
23 have been satisfied.
24

25 "Vegetated wall." see "Wall, vegetated"

26 "Vehicle repair, minor." See "Retail sales and services, automotive" under "Sales and
27 services, automotive."
28

"Width, structure." See "Structure width."

"Work release center" means a use providing an alternative to imprisonment, including pre-release and work/training release programs that are under the supervision of a court, or a federal, state or local agency. This definition excludes at-home electronic surveillance.

23.84A.046 "Y."

"Yard." See "Yard, front," "Yard, side" and "Yard, rear."

"Yard, front" means an area from the ground upward between the side lot lines of a lot, extending from the front lot line to a line on the lot parallel to the front lot line, the horizontal depth of which is specified for each zone.

"Yard, rear" means an area from the ground upward between the side lot lines of a lot, extending from the rear lot line to a line on the lot parallel to the rear lot line, the horizontal depth of which is specified for each zone.

"Yard, side" means an area from the ground upward between the front yard (or front lot line if no front yard is required); and the rear yard (or rear lot line if no rear yard is required); and extending from a side lot line to a line on the lot, parallel to the side lot line, the horizontal depth of which is specified for each zone.

23.84A.048 "Z."

"Zone" means a portion of the City designated on the Official Land Use Map of The City of Seattle within one (1) of the land use classifications.

"Zone, commercial" means a zone with a classification that includes one of the following: NC1, NC2, NC3, C1, C2 and SM, which classification also may include one or more suffixes.

1 “Zone, general commercial” or “Zone, C” means a zone with a classification that includes
2 one of the following: Commercial 1 (C1) or Commercial 2 (C2), which classification also may
3 include one or more suffixes.

4 "Zone, downtown" means a zone with a classification that includes any of the following:
5 DOC1, DOC2, DRC, DMC, DMR, IDM, IDR, PSM, PMM, DH1 and DH2, which classification
6 also may include one or more suffixes.

7 "Zone, industrial" means a zone with a classification that includes any of the following:
8 General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial
9 Commercial (IC).

10 "Zone, lowrise" means zone with a classification that includes any of the following:
11 Lowrise Duplex/Triplex, Lowrise 1, Lowrise 2, Lowrise 3 and Lowrise 4 multifamily residential
12 zones, which classification also may include one or more suffixes.

13 "Zone, multifamily" means a zone with a classification that includes any of the following:
14 Lowrise Duplex/Triplex (LDT), Lowrise 1 (L1), Lowrise 2 (L2), Lowrise 3 (L3), Lowrise 4
15 (L4), Midrise (MR), Midrise/85 (MR/85), or Highrise (HR), which classification also may
16 include one or more suffixes.

17 "Zone, neighborhood commercial" or “Zone, NC” means a zone with a classification that
18 includes any of the following: Neighborhood Commercial 1 (NC1), Neighborhood Commercial 2
19 (NC2), or Neighborhood Commercial 3 (NC3), which classification also may include one or
20 more suffixes.

21 “Zone, next more intensive” means, with respect to a zone with one of the following
22 designations, a zone that has the designation listed immediately after that designation in the
23 following list:
24

1. Neighborhood Commercial 1 (NC1)

2. Neighborhood Commercial 2 (NC2)

3. Neighborhood Commercial 3 (NC3)

4. Commercial 1 (C1)

5. Commercial 2 (C2)

6. Industrial Buffer (IB)

7. Industrial Commercial (IC)

8. General Industrial 2 (IG2)

9. General Industrial 1 (IG1)

“Zone, pedestrian-designated” means a Neighborhood Commercial 1P (NC1P),
Neighborhood Commercial 2P (NC2P), or Neighborhood Commercial 3P (NC3P) zone
designated on the Official Land Use (Zoning) map.

"Zone, residential" means a zone with a classification that includes any of the following:
SF9600, SF7200, SF5000, RSL, LDT, L1, L2, L3, L4, MR, HR, RC, DMR and IDR, which
classification also may include one or more suffixes, but not including any zone with an RC
designation.

"Zone, single family" or “SF zone” means a zone with a classification that includes any
of the following: SF5000, SF7200 and SF9600. Solely for the purposes of the provisions of this
title that impose standards or regulations based upon adjacency or any other juxtaposition or
relationship to a single-family zone, "zone, single family" also shall include any zone with a
classification that includes RSL, which classification also may include one or more suffixes.